

2014 Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION BUILDING	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
A1884986	RE2	N	N	The Mutiny	\$ 235,000	680	\$ 345.59	2951 S BAYSHORE DR # 1112	1	1	0	1998	9	\$ 235,000	\$ 345.59	1/3/2014
A1866854	RE2	N	N	PROVENCE	\$ 365,000	850	\$ 429.41	3059 CENTER ST # 13	2	1	1	1998	38	\$ 350,000	\$ 411.77	1/6/2014
A1655787	RE2	N	N	RITZ CARLTON	\$ 849,000	2,028	\$ 418.64	3350 SW 27 AV # 1406	2	2	1	2002	533	\$ 849,000	\$ 418.64	1/8/2014
A1860815	RE1	N	N	ELEDA SUB	\$ 699,000	1,127	\$ 620.23	4040 HARDIE AV	3	2	0	1945	9	\$ 650,000	\$ 576.75	1/8/2014
A1865679	RE2	N	N	2845 Coconut Condominium	\$ 348,000	1,100	\$ 316.36	2845 COCONUT AV # 2	2	2	0	2013	48	\$ 348,000	\$ 316.36	1/9/2014
A1797623	RE2	N	Y	Harbour Hill	\$ 130,000	585	\$ 222.22	2539 S BAYSHORE DR # 327A	1	1	0	1966	158	\$ 135,000	\$ 230.77	1/10/2014
A1794547	RE2	N	N	Ritz Carlton	\$ 1,900,000	2,859	\$ 664.57	3400 SW 27 AV # 2101	3	3		2001	137	\$ 1,700,000	\$ 594.61	1/10/2014
A1808777	RE2	N	N	Mutiny Park	\$ 325,000	767	\$ 423.73	2889 MCFARLANE RD # 1405	1	2	0	2001	175	\$ 313,500	\$ 408.74	1/13/2014
A1838906	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,090,000	2,368	\$ 460.30	3565 AVOCADO AV	4	3	0	1940	76	\$ 947,500	\$ 400.13	1/13/2014
A1874718	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 539,000	1,284	\$ 419.78	2431 SWANSON AV	3	1	0	1945	9	\$ 529,000	\$ 411.99	1/14/2014
A1864227	RE1	N	N	BAY HOMES SUB DB 338-23	\$ 785,000	1,736	\$ 452.19	3650 N BAYHOMES DR	3	2	0	1919	5	\$ 785,000	\$ 452.19	1/14/2014
A1857930	RE2	N	N	VIRGINIA OAKS	\$ 195,000	616	\$ 316.56	3304 VIRGINIA ST # 4-A	1	1	0	1970	62	\$ 190,000	\$ 308.44	1/15/2014
A1870396	RE2	N	N	Grove Paradise Condo	\$ 280,000	976	\$ 286.89	3220 W TRADE AV # 3220	2	2	1	1981	41	\$ 245,000	\$ 251.03	1/15/2014
A1867204	RE1	N	N	FAIRVIEW A SUB	\$ 2,095,000	4,768	\$ 439.39	3525 E FAIRVIEW ST	5	4	1	2004	35	\$ 2,000,000	\$ 419.46	1/15/2014
A1613130	RE2	N	Y	Grove Gardens Residences	\$ 190,000	983	\$ 193.29	3540 Main Highway # PH-03	1	1	0	2006	1	\$ 210,000	\$ 213.63	1/15/2014
A1848794	RE2	N	N	TRACY CONDOS	\$ 259,000	965	\$ 268.39	3000 BIRD AV # #7	2	1	1	1971	82	\$ 250,000	\$ 259.07	1/16/2014
A1858564	RE1	N	N	20 54 41 COCO GROVE 14-40 54 41 GLENCOE A SUB	\$ 1,100,000	2,474	\$ 444.62	3740 CRAWFORD AV	4	3	0	1951	80	\$ 893,000	\$ 360.95	1/16/2014
A1845659	RE1	N	N	BRICKELLS FLAGLER	\$ 1,399,000	2,159	\$ 647.99	3531 E GLENCOE ST	3	2	0	1953	35	\$ 1,200,000	\$ 555.81	1/16/2014
A1870019	RE1	N	N	FROW HOMESTEAD	\$ 689,900	2,082	\$ 331.36	25 SW 31 RD	3	2	0	1946	7	\$ 680,000	\$ 326.61	1/16/2014
A1872408	RE1	N	Y	FROW HOMESTEAD	\$ 150,000	1,079	\$ 139.02	3637 OAK AV	4	2	0	1925	16	\$ 105,000	\$ 97.31	1/17/2014
A1871137	RE1	N	N	LENNOX PARK	\$ 899,000	1,351	\$ 665.43	4245 LENNOX DR	2	2	0	1939	14	\$ 899,000	\$ 665.43	1/17/2014
A1864087	RE1	N	N	HARDIES	\$ 445,000	1,015	\$ 438.42	3085 MARY ST	2	2	0	1934	60	\$ 383,000	\$ 377.34	1/21/2014
A1794068	RE1	Y	N	BAY HEIGHTS	\$ 779,900	2,694	\$ 289.50	295 E SHORE DR	4	3	1	1956	186	\$ 800,000	\$ 296.96	1/22/2014
A1799509	RE1	N	N	EAST UTOPIA SUB	\$ 2,375,000	4,232	\$ 561.20	3987 EL PRADO BL	5	4	1	1930	182	\$ 2,175,000	\$ 513.94	1/22/2014
A1877531	RE2	N	N	Day Avenue Condo	\$ 499,000	1,710	\$ 291.81	3054 DAY AV # 2	3	2	1	1979	11	\$ 472,850	\$ 276.52	1/22/2014
A1813468	RE2	N	N	THE ORANGE GROVE CONDO	\$ 515,000	1,845	\$ 279.13	3172 VIRGINIA ST # 9	3	2	1	1992	147	\$ 485,000	\$ 262.87	1/23/2014
A1780996	RE1	N	N	FROW HOMESTEAD	\$ 499,900	1,817	\$ 275.12	3241 FLORIDA AV	3	2	1	2013	136	\$ 499,900	\$ 275.12	1/24/2014
A1838479	RE2	N	N	Villaggio in the Grove	\$ 570,000	2,375	\$ 240.00	2821 COCONUT AV # 2821	3	3	1	2005	75	\$ 525,000	\$ 221.05	1/24/2014
A1868487	RE2	N	N	PROVENCE VILLAGE	\$ 365,000	850	\$ 429.41	3063 CENTER ST # 15	2	1	1	1998	62	\$ 355,000	\$ 417.65	1/24/2014
A1825847	RE1	N	N	BISCAYNE PARK TERR	\$ 1,395,000	1,954	\$ 713.92	2001 SECOFFEE ST	3	2	1	1950	105	\$ 1,325,000	\$ 678.10	1/27/2014
A1883094	RE2	Y	N	GROVE GARDEN	\$ 349,900	1,009	\$ 346.78	3225 FRANKLIN AVENUE # 306	1	2	0	2006	23	\$ 349,900	\$ 346.78	1/27/2014
A1873672	RE2	N	N	Mutiny Park condo/sonesta	\$ 330,000	747	\$ 441.77	2889 MCFARLANE RD # 908	1	2	0	2001	11	\$ 310,000	\$ 414.99	1/28/2014
A1818237	RE2	N	N	Sonesta Mutiny Park Condo	\$ 195,000	365	\$ 534.25	2889 MCFARLANE RD # 1115	0	1	0	2001	190	\$ 185,000	\$ 506.85	1/29/2014
A1854844	RE2	N	N	Seaside Boys Condo	\$ 438,000	1,444	\$ 303.32	3115 MATILDA ST # B	2	2	1	1978	31	\$ 405,000	\$ 280.47	1/29/2014
A1832816	RE2	N	N	Grove Isle	\$ 1,180,000	2,398	\$ 492.08	2 GROVE ISLE DR # B502	3	3	0	1980	133	\$ 980,000	\$ 408.67	1/30/2014
A1865431	RE2	N	N	THE MONARCH GROVE CONDO	\$ 350,000	1,280	\$ 273.44	2977 MCFARLANE RD # 10	2	1	1	1990	90	\$ 305,000	\$ 238.28	1/31/2014

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A1818851	RE2	N	Y	Mission Place	\$ 175,000	745	\$ 234.90	3108 BIRD AV # 3108	1	1	0	1982	72	\$ 175,000	\$ 234.90	1/31/2014
A1876535	RE2	N	N	GRAND PALAZZO CONDO	\$ 174,900	630	\$ 277.62	3101 SW 27 AV # 101	1	1	0	1963	37	\$ 169,000	\$ 268.25	1/31/2014
A1876525	RE2	N	N	GROVE PALMS II CONDO	\$ 149,900	360	\$ 416.39	3051 SW 27 AV # 505	1	1	0	1997	37	\$ 142,000	\$ 394.44	1/31/2014
A1848158	RE1	N	N	LAVIGNE ESTATES	\$ 1,650,000	4,264	\$ 386.96	3665 ST GAUDENS RD	5	4	1	1990	35	\$ 1,600,000	\$ 375.24	1/31/2014
R9994813	RE2	Y	N		\$ 58,000			3071 SW 27th Av # Apt 10	1			1964	1	\$ 65,000		2/3/2014
A1858375	RE2	N	N	The Mutiny	\$ 179,000	690	\$ 259.42	2951 S BAYSHORE DR # 410	1	1	0	1998	80	\$ 170,000	\$ 246.38	2/3/2014
A1866103	RE2	N	N	GROVE HILL	\$ 1,300,000	2,240	\$ 580.36	2645 S BAYSHORE DR # 404	3	3	1	1996	16	\$ 1,250,000	\$ 558.04	2/3/2014
A1813419	RE1	N	N	BISC CAMP	\$ 2,450,000	3,444	\$ 711.38	3506 MAIN LODGE DR	3	4	0	1987	180	\$ 2,200,000	\$ 638.79	2/4/2014
A1853708	RE2	N	N	2845 Cocunut Condominium	\$ 348,000	1,100	\$ 316.36	2845 COCONUT AV # 3	2	2	0	2013	27	\$ 348,000	\$ 316.36	2/4/2014
A1877573	RE1	N	N	20 54 41 POMONA	\$ 969,000	2,021	\$ 479.47	3970 KUMQUAT AV	4	2	0	1939	9	\$ 940,000	\$ 465.12	2/4/2014
A1851296	RE2	N	N	Mutiny Park Condo	\$ 350,000	693	\$ 505.05	2889 MCFARLANE RD # 1414	1	1	0	2001	81	\$ 350,000	\$ 505.05	2/5/2014
A1831391	RE2	N	N	VILLAGIO IN THE GROVE	\$ 559,000	2,476	\$ 225.77	2825 COCONUT AV # 2825	3	3	1	2005	72	\$ 535,000	\$ 216.07	2/5/2014
A1825563	RE1	Y	N	COCONUT GROVE MNR	\$ 1,400,000	4,048	\$ 345.85	6815 BRIGHTON PL	4	4	1	2005	19	\$ 1,300,299	\$ 321.22	2/5/2014
A1866121	RE1	N	N	CRYSTAL VIEW	\$ 1,290,000	4,021	\$ 320.82	3555 CRYSTAL	4	3	0	1993	5	\$ 1,150,000	\$ 286.00	2/5/2014
A1877171	RE2	N	N	PROVENCE VILLAGE	\$ 369,000	850	\$ 434.12	3039 CENTER ST # 3	2	1	1	1998	9	\$ 355,000	\$ 417.65	2/6/2014
A1846371	RE2	N	N	Mayfair Hotel and Spa	\$ 74,999	390	\$ 192.31	3000 FLORIDA AVE AV # 404	0	1	0	1982	134	\$ 15,000	\$ 38.46	2/7/2014
A1832792	RE2	N	N	3137-3139 CONDO	\$ 569,000	2,162	\$ 263.18	3139 SW 32 AV # 3139	3	2	1	2005	116	\$ 545,000	\$ 252.08	2/7/2014
A1821966	RE2	Y	N	GROVES EDGE	\$ 118,500	554	\$ 213.90	2920 SW 28 TE # 206	1	1	0	1972	106	\$ 110,000	\$ 198.56	2/7/2014
A1852708	RE2	N	N		\$ 520,000	1,970	\$ 263.96	3161 DAY AV # 0	3	3	2	1972	102	\$ 505,000	\$ 256.35	2/7/2014
A1885153	RE2	N	N	Coco Palm Condo	\$ 125,000	440	\$ 284.09	3071 SW 27 AV # 16	1	1	0	1964	30	\$ 123,000	\$ 279.55	2/7/2014
A1820929	RE2	N	N	COCOGROV VILLAS CONDO UNI	\$ 385,000	1,580	\$ 243.67	3080 BIRD AV # 5	2	2	1	1998	141	\$ 365,000	\$ 231.01	2/10/2014
A1832377	RE2	N	N	Oak Villas	\$ 365,000	1,171	\$ 311.70	3095 OAK AV # 3095	2	2	0	1977	140	\$ 320,100	\$ 273.36	2/14/2014
A1854346	RE2	N	N	TIGERS TEN CONDO	\$ 275,000	1,033	\$ 266.22	2987 BIRD AV # 2	2	1	1	1978	67	\$ 270,000	\$ 261.38	2/14/2014
A1889744	RE2	N	N	COCO IBIZA VILLAS	\$ 175,000	530	\$ 330.19	3356 BIRD AV # 5	1	1	0	1995	21	\$ 165,000	\$ 311.32	2/14/2014
A1949242	RE1	N	N	PALMHURST	\$ 649,900	1,266	\$ 513.35	3110 ELIZABETH ST	2	1	0	1947	6	\$ 625,000	\$ 493.68	2/14/2014
A1868599	RE2	N	N	GROVE ISLE	\$ 1,065,000	2,398	\$ 444.12	3 GROVE ISLE DR # C202	3	2	0	1981	70	\$ 940,000	\$ 391.99	2/17/2014
A1812588	RE2	Y	N	Grove's Edge	\$ 189,900	784	\$ 242.22	2920 SW 28 TE # 305	2	2	0	1972	21	\$ 182,000	\$ 232.14	2/18/2014
A1873486	RE2	N	N	Grove Towers Condo	\$ 599,000	1,682	\$ 356.12	2843 S BAYSHORE DR # 3F	3	3	0	1982	57	\$ 520,000	\$ 309.16	2/19/2014
A1882963	RE2	Y	N	Bird Grove	\$ 115,000	692	\$ 166.19	2734 BIRD AV # 301	1	1	0	2000	1	\$ 116,257	\$ 168.00	2/20/2014
A1613939	RE1	N	N	BONITA PARK AMD	\$ 950,000	2,871	\$ 330.90	4131 PARK AV	4	3	1	1925	680	\$ 900,000	\$ 313.48	2/21/2014
A1738488	RE1	N	N	FROW HOMESTEAD	\$ 199,000	1,297	\$ 153.43	3547 WILLIAM AV	4	2	0	1953	366	\$ 170,000	\$ 131.07	2/21/2014
A1818688	RE1	N	N	BISC CAMP	\$ 1,200,000	1,528	\$ 785.34	3130 MUNROE DR	1	2	0	1920	140	\$ 1,050,000	\$ 687.17	2/21/2014
A1862497	RE2	Y	N	DIXIE GROVE	\$ 159,900	615	\$ 260.00	2630 SW 28 ST # 31	1	1	0	2004	86	\$ 155,630	\$ 253.06	2/21/2014
A1870161	RE2	N	N	None	\$ 449,000	1,320	\$ 340.15	2942 SHIPPING AV # 2942	2	2	1	1978	56	\$ 410,000	\$ 310.61	2/21/2014
A1886649	RE2	N	N	TIGERS TRAPP	\$ 375,000	1,200	\$ 312.50	2593 TRAPP AV # 3	2	2	0	1977	43	\$ 367,500	\$ 306.25	2/21/2014

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A1848292	RE1	Y	N	MACFARLANE HOMESTEAD	\$ 114,900	1,100	\$ 104.46	3797 FROW AV	4	2	0	1928	43	\$ 80,000	\$ 72.73	2/21/2014
A1866399	RE2	N	N	The Mutiny	\$ 230,000	720	\$ 319.44	2951 S BAYSHORE DR # 713	1	1	0	1998	63	\$ 220,000	\$ 305.56	2/24/2014
A1865943	RE2	Y	N	Stirrup Grove	\$ 179,900	1,306	\$ 137.75	3353 Franklin Ave # 3353	3	1	1	1980	61	\$ 175,000	\$ 134.00	2/24/2014
A1788844	RE1	N	N	ENTRADA SUB	\$ 1,999,995	2,369	\$ 844.24	3591 STEWART AV	3	2	1	1991	406	\$ 1,825,000	\$ 770.37	2/26/2014
A1907284	RE1	N	N	20 53 41 SUNSHINE VISTAS	\$ 475,000	1,131	\$ 419.98	3635 FRANTZ RD	2	1	1	1945	2	\$ 475,000	\$ 419.98	2/26/2014
A1822216	RE1	N	Y	FARMERS MARKET AT THE GRO 29 54 41 CAMNER GABLES	\$ 145,000	1,394	\$ 104.02	3380 MCDONALD ST	2	2	0	2002	1	\$ 235,000	\$ 168.58	2/26/2014
A1864941	RE1	N	N	2N	\$ 799,000	1,851	\$ 431.66	4217 ANNE CT	4	3	0	1950	85	\$ 775,000	\$ 418.69	2/27/2014
A1859031	RE2	N	N	COCO IBIZA	\$ 299,000	1,050	\$ 284.76	3356 BIRD AV # 11	2	2	1	1995	85	\$ 290,000	\$ 276.19	2/27/2014
A1888704	RE2	N	N	Grovenor House	\$ 1,250,000	1,756	\$ 711.85	2627 S BAYSHORE DR # 1406	2	2	1	2005	51	\$ 1,250,000	\$ 711.85	2/27/2014
A1883506	RE2	N	N	Mutiny Park Condo	\$ 550,000	963	\$ 571.13	2889 MCFARLANE RD # 2017	2	2	1	2001	47	\$ 515,000	\$ 534.79	2/27/2014
A1874754	RE2	N	N	Grove Haus Condo	\$ 219,900	730	\$ 301.23	2756 DAY AV # 103	2	2	0	1994	7	\$ 205,000	\$ 280.82	2/27/2014
A1826815	RE1	N	N	28 54 41 PINECREST MANOR	\$ 1,195,000	3,816	\$ 313.16	3580 BATTERSEA RD	3	2	1	1959	164	\$ 1,000,000	\$ 262.06	2/28/2014
A1837153	RE1	N	N	COCONUT GROVE MANOR	\$ 2,600,000	5,600	\$ 464.29	4060 BATTERSEA RD	5	6	0	2013	140	\$ 2,300,000	\$ 410.71	2/28/2014
A1828872	RE2	N	N	Villas at Matilda	\$ 499,999	1,480	\$ 337.84	3101 MATILDA ST # 3101	2	2	1	2005	124	\$ 480,000	\$ 324.32	2/28/2014
A1852799	RE2	N	N	COURTYARDS OF THE GROVE	\$ 165,000	692	\$ 238.44	3240 MARY ST # S208	2	1	0	1966	103	\$ 155,000	\$ 223.99	2/28/2014
A1876833	RE1	Y	N	BISCAYNE PARK TERRACE	\$ 674,900	1,980	\$ 340.86	1920 TIGERTAIL AV	3	3	0	1950	70	\$ 675,000	\$ 340.91	2/28/2014
A1918103	RE2	N	N	GROVE HARBOUR	\$ 1,250,000	1,530	\$ 816.99	1690 S BAYSHORE LN # 2B	2	2	1	1990	8	\$ 1,150,000	\$ 751.63	2/28/2014
A1888685	RE2	N	N	FROW HOMESTEAD	\$ 549,000	4,505	\$ 121.87	3250 DAY AV # 3250	3	2	1	2008	31	\$ 522,500	\$ 115.98	3/1/2014
A1854028	RE2	N	N	Bellavista Condo	\$ 925,000	1,850	\$ 500.00	3564 W FAIRVIEW ST # B3	2	3	1	1980	106	\$ 915,000	\$ 494.60	3/3/2014
A1864777	RE1	N	N	ELEDA	\$ 900,000	2,615	\$ 344.17	4070 HARDIE AV	4	3	0	1945	93	\$ 850,000	\$ 325.05	3/3/2014
A1897270	RE1	N	N	SUNSHINE VISTAS	\$ 799,000	1,749	\$ 456.83	4131 LYBYER AV	3	2	0	1953	21	\$ 800,000	\$ 457.40	3/3/2014
A1888268	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 680,000	1,875	\$ 362.67	3531 LOQUAT AV	4	2	0	1970	14	\$ 640,000	\$ 341.33	3/3/2014
A1897119	RE2	N	N	French Village in Grove	\$ 598,000	1,710	\$ 349.71	2983 JACKSON AV # 8	3	2	1	1995	5	\$ 580,000	\$ 339.18	3/3/2014
A1889544	RE1	N	N	29 54 41 UTOPIA	\$ 899,000	2,542	\$ 353.66	4047 MALAGA AV	4	3	0	1926	45	\$ 875,000	\$ 344.22	3/4/2014
A1847615	RE2	N	N	Virginia Orange Condo	\$ 499,000	1,290	\$ 386.82	3015 ORANGE ST # 3144	2	1	1	1990	133	\$ 455,000	\$ 352.71	3/5/2014
A1894149	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 468,900	1,191	\$ 393.70	2350 TEQUESTA LN	2	2	0	1947	6	\$ 450,000	\$ 377.83	3/5/2014
A1897631	RE2	N	N	Ruth St. Condo Assn	\$ 699,000	2,075	\$ 336.87	2993 RUTH ST # 2995	3	2	1	2014	1	\$ 650,000	\$ 313.25	3/5/2014
A1851085	RE2	N	N	GRACE IN THE GROVE	\$ 719,000	2,900	\$ 247.93	3120 VIRGINIA ST # 3120	3	2	1	2001	154	\$ 710,000	\$ 244.83	3/6/2014
A1890218	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,500,000	4,085	\$ 367.20	1645 TIGERTAIL AV	5	3	1	1950	26	\$ 1,360,000	\$ 332.93	3/6/2014
A1881377	RE1	Y	N	KING PARK	\$ 459,900	2,141	\$ 214.81	2458 ABACO AV	3	2	1	1989	6	\$ 437,000	\$ 204.11	3/6/2014
A1832004	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 164,900	692	\$ 238.30	3242 MARY ST # S117	2	1	0	1966	153	\$ 155,000	\$ 223.99	3/7/2014
A1903016	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 190,000	1,349	\$ 140.85	3540 OAK AV	3	1	0	1957	10	\$ 180,000	\$ 133.43	3/7/2014
A1892715	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 850,000	2,498	\$ 340.27	3520 CRYSTAL CT	4	3	0	1925	8	\$ 825,000	\$ 330.26	3/7/2014
A1850528	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,500,000	3,142	\$ 477.40	3559 PALMETTO AV	4	3	1	1928	144	\$ 1,330,000	\$ 423.30	3/10/2014

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A1881043	RE2	N	N	COCONUT GROVE CONDO	\$ 589,900	2,162	\$ 272.85	3146 MCDONALD ST # 3146	3	2	1	2005	63	\$ 565,000	\$ 261.33	3/10/2014
A1911518	RE2	N	N	Mutiny Park Condo	\$ 299,000	756	\$ 395.50	2889 MCFARLANE RD # 2006	1	2	0	2001	7	\$ 265,000	\$ 350.53	3/10/2014
R10006127	RE2	N	N		\$ 369,000			3047 Center St # 7	2			1998	1	\$ 355,000		3/11/2014
A1864848	RE1	N	N	EAST UTOPIA SUB	\$ 1,050,000	2,823	\$ 371.95	3820 EL PRADO BL	3	3	0	1935	102	\$ 833,000	\$ 295.08	3/12/2014
A1838139	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,264,000	3,047	\$ 414.83	3531 CRYSTAL CT	5	3	0	1936	146	\$ 1,000,000	\$ 328.19	3/14/2014
A1904566	RE2	N	N	Parisian Village	\$ 619,000	1,670	\$ 370.66	2927 JACKSON AV # 5	3	2	1	1997	9	\$ 625,000	\$ 374.25	3/14/2014
A1851934	RE2	N	Y	Coco Palm Condo	\$ 50,000	392	\$ 127.55	3071 SW 27 AV # 19	0	1	0	1964	6	\$ 65,500	\$ 167.09	3/14/2014
A1922205	RE1	N	N	BAY HEIGHTS	\$ 925,000	3,356	\$ 275.63	42 SAMANA DR	4	3	1	1954	0	\$ 925,000	\$ 275.63	3/14/2014
A1878934	RE1	N	N	15 54 41 TOWN HALL COMM A	\$ 699,000	2,271	\$ 307.79	2200 OVERBROOK ST	3	2	0	1950	50	\$ 722,000	\$ 317.92	3/17/2014
A1840593	RE2	N	Y	SILVER BROS VILLAS	\$ 599,000	2,318	\$ 258.41	3044 ORANGE ST # 0	3	2	1	2002	161	\$ 595,925	\$ 257.09	3/18/2014
A1899351	RE1	N	N	29 54 41 AMD PL BONITA PA	\$ 700,000	2,404	\$ 291.18	4012 BONITA AV	3	2	0	1977	7	\$ 700,000	\$ 291.18	3/18/2014
A1844240	RE1	N	N	NATOMA MANORS RE-SUB	\$ 1,995,000	4,325	\$ 461.27	2710 HILOLA ST	5	5	1	2004	146	\$ 1,761,000	\$ 407.17	3/19/2014
A1898899	RE1	N	Y	21 54 41 FROW HOMESTEAD	\$ 100,000	935	\$ 106.95	3250 OAK AV	2	1	0	1941	11	\$ 99,750	\$ 106.68	3/19/2014
A1888978	RE2	N	N	Jackson Peacocks	\$ 329,900	1,224	\$ 269.53	3174 BIRD AV # 7	2	1	1	1979	34	\$ 315,000	\$ 257.35	3/20/2014
A1838405	RE2	N	N	The Ritz Tower Residences	\$ 835,000	1,666	\$ 501.20	3400 SW 27 AV # 1207	2	2	1	2001	172	\$ 795,000	\$ 477.19	3/24/2014
A1897576	RE2	N	N	COCONUT GROVE VILLAS	\$ 424,000	1,425	\$ 297.54	3204 BIRD AV # 104	2	2	2	2006	9	\$ 405,000	\$ 284.21	3/24/2014
A1825224	RE2	N	Y	GROVE TOWERS	\$ 499,000	1,200	\$ 415.83	2843 S BAYSHORE DR # 11E	2	2	0	1982	189	\$ 470,000	\$ 391.67	3/25/2014
A1808287	RE1	N	N	HARDIE GROVE	\$ 699,000	1,439	\$ 485.75	4121 HARDIE AV	3	2	0	1950	153	\$ 500,000	\$ 347.46	3/25/2014
A1850768	RE2	N	N	GIFFORD GROVE CONDO	\$ 668,000	2,237	\$ 298.61	3150 GIFFORD LN # 3150	3	2	1	2007	137	\$ 655,000	\$ 292.80	3/25/2014
A1895689	RE2	N	N	Coconut Key Condo	\$ 568,200	2,220	\$ 255.95	3064 ORANGE ST # 3064	2	3	0	1998	41	\$ 543,000	\$ 244.60	3/25/2014
A1916633	RE2	N	N	Virginia Pointe Condo	\$ 165,000	664	\$ 248.49	3245 VIRGINIA ST # 49	2	1	0	1966	0	\$ 161,000	\$ 242.47	3/25/2014
A1756222	RE2	N	N	RITZ CARLTON	\$ 699,000	1,540	\$ 453.90	3400 SW 27 AV # 1605	2	2	1	2001	348	\$ 670,000	\$ 435.07	3/26/2014
A1818903	RE2	Y	N	GEMINI VII	\$ 249,900	1,096	\$ 228.01	3168 BIRD AV # 4	2	1	1	1979	198	\$ 245,500	\$ 224.00	3/26/2014
F1232585	RE1	N	N	KLEBBA BAY ESTS	\$ 3,850,000	11,966	\$ 321.75	3650 KLEBBA LN	9	9	4	1926	347	\$ 3,407,991	\$ 284.81	3/28/2014
A1869016	RE1	N	N	LOQUAT PARK VILLAS CONDO	\$ 289,000	759	\$ 380.76	3643 LOQUAT AV # 3643	2	1	0	1967	45	\$ 246,500	\$ 324.77	3/28/2014
A1900616	RE1	N	N	BISC CAMP	\$ 1,895,000	2,290	\$ 827.51	3503 WILDWOOD CR	4	3	0	1953	27	\$ 1,820,000	\$ 794.76	3/28/2014
A1895186	RE1	N	N	29 54 41 UTOPIA	\$ 880,000	2,344	\$ 375.43	3845 LA PLAYA BL	3	3	1	1935	22	\$ 860,000	\$ 366.89	3/28/2014
A1891906	RE2	N	N	PORT BY WATER CONDO	\$ 825,000	1,774	\$ 465.05	1700 S BAYSHORE LN # 5B	2	2	0	1980	15	\$ 825,000	\$ 465.05	3/28/2014
A1805102	RE2	N	N	Ritz-Carlton	\$ 485,000	1,057	\$ 458.85	3400 SW 27 AV # 303	1	1	1	2001	221	\$ 465,000	\$ 439.92	3/31/2014
A1834667	RE1	N	N	15 54 41 TAYVIA	\$ 750,000	1,841	\$ 407.39	2180 TIGERTAIL AV	3	3	0	1958	182	\$ 600,000	\$ 325.91	3/31/2014
A1859478	RE2	N	N	Yacht Harbour	\$ 595,000	1,582	\$ 376.11	2901 S BAYSHORE DR # 12E	2	2	0	1975	123	\$ 575,000	\$ 363.46	3/31/2014
A1902359	RE2	N	N	GROVE GARDEN RESIDENCE	\$ 795,000	1,773	\$ 448.39	3540 Main Highway # PH01	2	2	1	2006	45	\$ 700,000	\$ 394.81	3/31/2014
A1890878	RE1	N	N	Bay Heights	\$ 1,645,000	2,930	\$ 561.43	84 BAY HEIGHTS DR	4	4	1	1954	39	\$ 1,600,000	\$ 546.08	3/31/2014
A1902570	RE1	N	N	28 54 41 THE JUSTISON & F	\$ 1,700,000	2,733	\$ 622.03	3529 ST GAUDENS RD	3	3	0	1924	14	\$ 1,575,000	\$ 576.29	3/31/2014
F127267	RE1	N	N	FROW HOMESTEAD	\$ 275,000	1,494	\$ 184.07	3208 OAK AVE	3	2	0	1985	4	\$ 260,000	\$ 174.03	3/31/2014

2014 Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION BUILDING	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
A1919517	RE2	N	N	N/A	\$ 589,900	2,400	\$ 245.79	3142 OHIO ST # 3142B	3	2	1	2006	3	\$ 579,000	\$ 241.25	3/31/2014
A1864006	RE1	N	N	BAY HEIGHTS	\$ 875,000	2,904	\$ 301.31	19 PINTA RD	4	3	0	1954	123	\$ 766,300	\$ 263.88	4/1/2014
A1873340	RE2	N	N	Oyster Grove Condo	\$ 620,000	2,360	\$ 262.71	3030 MATILDA ST # 3030	3	2	1	2008	82	\$ 610,000	\$ 258.48	4/1/2014
A1873233	RE2	N	N	grove hill tower	\$ 950,000	1,910	\$ 497.38	2645 S BAYSHORE DR # 601	2	2	1	1996	72	\$ 910,000	\$ 476.44	4/1/2014
A1884896	RE2	Y	N	Grove Square	\$ 274,900	810	\$ 339.38	2801 FLORIDA AV # 410	2	1	1	1987	12	\$ 275,000	\$ 339.51	4/1/2014
A1906740	RE2	N	N	SHIPPING STREET CONDO	\$ 724,000	3,200	\$ 226.25	3111 MARY ST # 3111	3	2	1	2003	5	\$ 730,000	\$ 228.13	4/1/2014
A1908039	RE2	N	N	Lincoln Manor	\$ 525,000	1,668	\$ 314.75	2928 JACKSON AV # 0	2	2	0	1977	46	\$ 475,000	\$ 284.77	4/4/2014
A1898011	RE1	N	N	ROCK REEF	\$ 1,199,000	2,600	\$ 461.15	3211 CALUSA ST	3	2	1	1955	44	\$ 1,159,000	\$ 445.77	4/4/2014
A1850292	RE2	Y	N	LOFTS IN THE GROVE	\$ 139,900	1,052	\$ 132.99	2694 INAGUA AV # 204	0	2	0	2006	15	\$ 145,000	\$ 137.83	4/4/2014
A1915449	RE2	N	N	GROVE HAUS CONDO	\$ 220,000	730	\$ 301.37	2756 DAY AV # 303	2	2	0	1994	36	\$ 215,000	\$ 294.52	4/7/2014
A1900333	RE1	N	N	UTOPIA SUB PB 8-94	\$ 595,000	1,749	\$ 340.19	3825 LE JEUNE RD	3	2	0	1953	20	\$ 560,000	\$ 320.18	4/7/2014
A1911958	RE1	N	N	15 54 41 BISCAYNE PARK TE	\$ 1,295,000	2,029	\$ 638.25	2789 SW 22 AV	3	2	1	1940	15	\$ 1,225,000	\$ 603.75	4/7/2014
A1773396	RE1	N	N	THE MOORINGS RESUB	\$ 2,500,000	4,071	\$ 614.10	3437 N MOORINGS WY	6	5	1	1935	303	\$ 2,275,000	\$ 558.83	4/8/2014
A1879038	RE2	Y	N	Grove Square Condo	\$ 144,900	400	\$ 362.25	2801 FLORIDA AV # 401	0	1	0	1987	101	\$ 127,000	\$ 317.50	4/8/2014
A1902035	RE1	N	N	UTOPIA	\$ 695,000	1,761	\$ 394.66	4060 POINCIANA AV	3	2	0	1976	35	\$ 673,000	\$ 382.17	4/9/2014
A1886605	RE2	N	N	GROVE HILL TOWER CONDO	\$ 980,000	1,910	\$ 513.09	2645 S BAYSHORE DR # 902	2	2	1	1996	68	\$ 935,000	\$ 489.53	4/10/2014
A1898197	RE2	Y	N	3148-3150OHIO CONDOMINIUM	\$ 439,000	2,206	\$ 199.00	3148 OHIO ST # 3148	3	2	1	2007	37	\$ 439,500	\$ 199.23	4/10/2014
A1799858	RE2	N	N	SONESTA	\$ 239,500	397	\$ 603.28	2889 MCFARLANE RD # 1907	0	1	0	2001	294	\$ 205,000	\$ 516.37	4/11/2014
A1836343	RE2	N	N	Grovenor House	\$ 3,750,000	4,026	\$ 931.45	2627 S BAYSHORE DR # 2301	5	5	1	2006	202	\$ 3,050,000	\$ 757.58	4/11/2014
A1878850	RE1	N	N	PARK LANE AT THE GROVE	\$ 1,400,000	4,514	\$ 310.15	3641 PARK LN	4	4	1	1990	100	\$ 1,350,000	\$ 299.07	4/11/2014
A1882196	RE1	N	N	EWANTON HEIGHTS A SUB OF	\$ 1,550,000	3,155	\$ 491.28	3613 BAYVIEW RD	5	4	0	1910	66	\$ 1,425,000	\$ 451.66	4/11/2014
A1898854	RE2	N	N	GIFFORD PLACE	\$ 629,000	2,158	\$ 291.47	3143 SHIPPING AV # G	3	2	1	2006	42	\$ 610,000	\$ 282.67	4/11/2014
A1894159	RE2	N	N	The Mutiny Hotel	\$ 525,000	890	\$ 589.89	2951 S BAYSHORE DR # PH-8	1	2	0	1998	33	\$ 485,000	\$ 544.94	4/11/2014
A1901461	RE2	N	N	Peppertree	\$ 399,000	1,275	\$ 312.94	2970 DAY AV # 3201	2	2	1	1978	32	\$ 399,000	\$ 312.94	4/11/2014
A1909330	RE2	N	N	VIRGINIA STEET CONDO	\$ 615,000	2,170	\$ 283.41	2926 VIRGINIA ST # 2926	3	2	1	2001	14	\$ 615,000	\$ 283.41	4/11/2014
A1862382	RE1	N	N	BRICKELLS FLAGLER	\$ 1,079,000	2,857	\$ 377.67	1615 S BAYSHORE DR	4	4	0	1979	116	\$ 1,000,000	\$ 350.02	4/14/2014
A1909208	RE2	N	N	Virginia Pointe Condo	\$ 165,000	664	\$ 248.49	3245 VIRGINIA ST # 3	2	1	0	1966	13	\$ 160,000	\$ 240.96	4/14/2014
A1840155	RE2	N	N	The Grove Club	\$ 499,000	1,469	\$ 339.69	2699 TIGERTAIL AV # 23	2	2	1	2005	228	\$ 467,000	\$ 317.90	4/15/2014
A1865460	RE2	N	N	French Village In Grove	\$ 369,000	1,160	\$ 318.10	3021 VIRGINIA ST # 11	2	2	1	1995	61	\$ 363,000	\$ 312.93	4/15/2014
A1890234	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 1,595,000	4,171	\$ 382.40	3535 CRYSTAL CT	5	5	1	1936	45	\$ 1,450,000	\$ 347.64	4/15/2014
A1903797	RE1	N	N	THE MOORINGS RESUBDIVISIO	\$ 1,999,000	3,005	\$ 665.23	3443 N MOORINGS WY	4	4	0	1954	13	\$ 1,750,000	\$ 582.36	4/15/2014
A1888906	RE1	N	Y	BISCAYNE REALTY COS SUB O	\$ 180,000	1,045	\$ 172.25	3167 GIFFORD LN	2	1	0	1950	7	\$ 400,000	\$ 382.78	4/15/2014

2014 Coconut Grove Real Estate Sales

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R10021540	RE2	N	N		\$ 200,000			2715 Tigertail Av # 108	0			1974	1	\$ 180,000		4/16/2014
A1890915	RE2	N	N	Mutiny park/ Sonesta	\$ 549,990	1,188	\$ 462.96	2889 MCFARLANE RD # 1608-9	2	3	0	2001	22	\$ 510,000	\$ 429.29	4/16/2014
A1855279	RE1	N	N	THE MOORINGS	\$ 2,875,000	5,128	\$ 560.65	3485 N MOORINGS WY	5	4	1	1951	161	\$ 2,750,000	\$ 536.27	4/17/2014
A1894347	RE2	N	N	Virginia Oaks	\$ 199,900	616	\$ 324.51	3304 VIRGINIA ST # 3-A	1	1	0	1970	62	\$ 184,500	\$ 299.51	4/17/2014
A1903407	RE2	N	N	CONDO	\$ 253,000	740	\$ 341.89	2951 S BAYSHORE DR # 503	1	1	0	1998	34	\$ 253,000	\$ 341.89	4/17/2014
A1873358	RE2	Y	N	COCOSTYLE @ 3250	\$ 214,900	915	\$ 234.86	3250 GRAND AV # 405	2	2	0	2006	62	\$ 201,000	\$ 219.67	4/18/2014
A1895004	RE2	N	N	Lemontree	\$ 439,900	1,680	\$ 261.85	3244 VIRGINIA ST # 3244	3	3	0	1970	51	\$ 407,500	\$ 242.56	4/21/2014
A1907666	RE2	N	N	THE MUTINY CONDO	\$ 185,000	560	\$ 330.36	2951 S BAYSHORE DR # 915	1	1	0	1998	34	\$ 170,000	\$ 303.57	4/21/2014
A1903804	RE2	N	N	STIRRUP GROVE	\$ 299,000	1,146	\$ 260.91	3414 FRANKLIN AV # 0	3	2	1	1978	27	\$ 299,000	\$ 260.91	4/21/2014
A1911042	RE1	N	N	COCO GROVE	\$ 1,550,000	4,272	\$ 362.83	3851 CRAWFORD AV	4	4	1	1994	12	\$ 1,500,000	\$ 351.12	4/21/2014
A1901653	RE2	Y	N	Coco Palm Condo	\$ 100,000	507	\$ 197.24	3071 SW 27 AV # 18	1	1	0	1964	9	\$ 102,889	\$ 202.94	4/21/2014
A1906327	RE1	N	N	14 54 41 BAY HEIGHTS	\$ 650,000	2,368	\$ 274.49	58 BAY HEIGHTS DR	3	2	0	1969	4	\$ 750,000	\$ 316.72	4/21/2014
A1776069	RE2	N	N	RITZ CARLTON	\$ 1,329,000	2,235	\$ 594.63	3350 SW 27 AV # 1401	3	3	1	2002	344	\$ 1,250,000	\$ 559.28	4/22/2014
A1890620	RE1	N	N	DOUGLAS CIRCLE	\$ 699,500	1,890	\$ 370.11	3840 LOQUAT AV	3	3	0	1947	53	\$ 685,000	\$ 362.43	4/22/2014
A1760714	RE2	N	N	L'HERMITAGE	\$ 999,000	3,490	\$ 286.25	2000 S BAYSHORE DR # 7	3	4	0	1982	342	\$ 950,000	\$ 272.21	4/24/2014
A1897400	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 1,450,000	4,411	\$ 328.72	3005 WASHINGTON ST	5	5	0	2007	40	\$ 1,300,000	\$ 294.72	4/24/2014
A1907152	RE2	N	N	GROVE ISLE CONDO	\$ 819,000	1,642	\$ 498.78	1 GROVE ISLE DR # APH08	2	2	0	1979	25	\$ 819,000	\$ 498.78	4/24/2014
A1922150	RE2	N	N	Veranda In The Grove	\$ 699,990	2,100	\$ 333.33	3193 MARY ST # 3193	3	2	1	2004	14	\$ 699,900	\$ 333.29	4/24/2014
A1916622	RE2	Y	N	Bird Grove	\$ 100,000	467	\$ 214.13	2734 BIRD AV # 109	1	1	0	2000	1	\$ 102,500	\$ 219.49	4/24/2014
A1940254	RE2	N	N	3 GROVE ISLE	\$ 1,150,000	2,424	\$ 474.42	3 GROVE ISLE DR # C210	3	2	1	1981	0	\$ 1,150,000	\$ 474.42	4/24/2014
A1853812	RE1	N	N	15-22 54 41 OCEAN VIEW HE	\$ 525,000	1,118	\$ 469.59	3076 JEFFERSON ST	3	1	0	1926	94	\$ 374,300	\$ 334.79	4/25/2014
A1912236	RE1	N	N	CRYSTAL BLUFF ADD TO SILV	\$ 850,000	2,255	\$ 376.94	3550 CRYSTAL CT	3	4	0	1948	18	\$ 851,000	\$ 377.38	4/25/2014
A1786078	RE2	N	Y	GROVE HAUS	\$ 179,000	730	\$ 245.21	2756 DAY AV # 104	1	2	0	1994	309	\$ 167,500	\$ 229.45	4/28/2014
A1931413	RE1	N	N	FROW HOMESTEAD	\$ 150,000	1,256	\$ 119.43	3612 PERCIVAL AV	3	1	0	1934	10	\$ 150,000	\$ 119.43	4/28/2014
A1918067	RE2	N	N	Gemini	\$ 445,000	1,393	\$ 319.45	2920 SHIPPING AV # 0	2	2	1	1976	7	\$ 425,000	\$ 305.10	4/28/2014
A1926950	RE2	N	N	MUTINY PARK CONDO/SONESTA	\$ 239,000	365	\$ 654.80	2889 MCFARLANE RD # 1616	0	1	0	2001	4	\$ 215,000	\$ 589.04	4/28/2014
A1917488	RE2	N	N	Grove Towers Condo	\$ 569,000	1,375	\$ 413.82	2843 S BAYSHORE DR # 11B	2	2	0	1982	2	\$ 565,000	\$ 410.91	4/28/2014
A1744033	RE1	N	N	espanola hgts	\$ 1,789,000	4,529	\$ 395.01	1721 ESPANOLA DR	5	5	1	2003	402	\$ 1,400,000	\$ 309.12	4/29/2014
A1855819	RE1	N	N	SUNSHINE VISTAS	\$ 699,900	2,670	\$ 262.14	4190 LOQUAT AV	3	2	1	1995	170	\$ 690,000	\$ 258.43	4/29/2014
A1890477	RE2	N	N	Ruth St. Condo Assn	\$ 699,000	2,075	\$ 336.87	2993 RUTH ST # 2993	3	2	1	2014	59	\$ 655,000	\$ 315.66	4/29/2014
A1892842	RE1	N	N	BAYSHORE VILLAS	\$ 4,395,000	8,347	\$ 526.54	3528 BAYSHORE VILLAS DR	4	5	1	1990	76	\$ 4,150,000	\$ 497.19	4/30/2014
A1889299	RE2	N	N	lofts at mayfair	\$ 349,000	790	\$ 441.77	3339 VIRGINIA ST # 102	1	1	1	2007	41	\$ 349,000	\$ 441.77	4/30/2014

2014 Coconut Grove Real Estate Sales

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A1924256	RE2	N	N	Coco Palm	\$ 135,000	507	\$ 266.27	3071 SW 27 AV # 25	1	1	0	1964	25	\$ 129,000	\$ 254.44	4/30/2014
A1912595	RE2	N	N	COCONUT GROVE	\$ 649,000	2,500	\$ 259.60	3182 OAK AV # 3182	4	4	0	2006	8	\$ 649,000	\$ 259.60	4/30/2014
A1880239	RE2	N	N	LOFTS AT MAYFAIR	\$ 455,000	1,097	\$ 414.77	3339 VIRGINIA ST # PH-2	2	2	0	2007	111	\$ 450,000	\$ 410.21	5/1/2014
A1803746	RE1	N	N	ROCKERMAN WATERWAYS CONDO	\$ 2,995,000	2,870	\$ 1,043.55	3594 ROCKERMAN RD #1 # 1	3	3	1	1988	271	\$ 2,710,000	\$ 944.25	5/2/2014
A1848058	RE1	N	N	FAIRHAVEN	\$ 1,850,000	4,000	\$ 462.50	1815 FAIRHAVEN PL	4	4	0	1974	204	\$ 1,730,000	\$ 432.50	5/2/2014
A1866940	RE1	N	N	HUGHES COVE	\$ 4,400,000	9,862	\$ 446.16	3314 DEVON CT	6	7	1	2001	128	\$ 3,950,000	\$ 400.53	5/2/2014
A1924719	RE1	N	N	28 & 29 54 41 SANS SOUCI	\$ 998,000	2,802	\$ 356.17	70 S PROSPECT DR	3	3	0	1961	6	\$ 1,010,000	\$ 360.46	5/2/2014
A1929516	RE1	N	N	ELEDA	\$ 675,000	1,590	\$ 424.53	4071 BARBAROSSA AV	3	2	0	1945	3	\$ 465,000	\$ 292.45	5/2/2014
A1777190	RE2	N	N	L'HERMITAGE	\$ 1,149,000	3,490	\$ 329.23	2000 S BAYSHORE DR # 53	3	3	1	1981	304	\$ 1,079,000	\$ 309.17	5/5/2014
A1794932	RE2	N	N	L' HERMITAGE	\$ 1,999,000	4,029	\$ 496.15	2000 S BAYSHORE DR # 31	4	3	1	1981	259	\$ 1,850,000	\$ 459.17	5/5/2014
A1877242	RE2	N	N	TIGERS TEN CONDO	\$ 260,000	1,033	\$ 251.69	2983 BIRD AV # 4	2	1	1	1978	108	\$ 252,000	\$ 243.95	5/5/2014
A1857281	RE2	N	N	Mutiny Park Condo	\$ 295,000	679	\$ 434.46	2889 MCFARLANE RD # 2012	1	1	1	2001	162	\$ 270,000	\$ 397.64	5/6/2014
A1890344	RE2	N	N	PELICAN REEF CONDO	\$ 400,000	805	\$ 496.89	1632 S BAYSHORE CT # 102	1	1	0	1981	159	\$ 400,000	\$ 496.89	5/6/2014
A1926028	RE1	N	N	RHODES AMD PLAT OF NEW BI	\$ 2,400,000	6,171	\$ 388.92	3205 KIRK ST	5	5	1	2014	5	\$ 2,400,000	\$ 388.92	5/6/2014
A1905501	RE1	N	N	UTOPIA	\$ 799,000	2,010	\$ 397.51	4075 EL PRADO BL	3	2	0	1950	74	\$ 725,000	\$ 360.70	5/7/2014
A1917403	RE2	N	N	GROVELOFT CONDO	\$ 265,000	840	\$ 315.48	3062 BIRD AV # E-1	1	1	1	2006	53	\$ 257,500	\$ 306.55	5/7/2014
A1799079	RE1	N	N	PINECREST MANOR	\$ 2,290,000	3,928	\$ 582.99	4365 INGRAHAM HY	4	4	1	2011	298	\$ 2,100,000	\$ 534.62	5/8/2014
A1686993	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 7	3	2	1	2013	125	\$ 480,000	\$ 200.00	5/8/2014
A1811795	RE2	N	Y	ONE MIAMI EAST CONDO	\$ 435,000	1,227	\$ 354.52	335 S BISCAYNE BL # 1805	2	2	0	2005	203	\$ 425,000	\$ 346.37	5/9/2014
A1859451	RE1	N	Y	CRYSTAL HEIGHTS	\$ 855,000	2,504	\$ 341.45	2775 CRYSTAL CT	4	3	0	2006	140	\$ 850,000	\$ 339.46	5/9/2014
A1687053	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 2	3	2	1	2013	133	\$ 499,000	\$ 207.92	5/9/2014
A1872935	RE2	N	N	Ritz Carlton	\$ 670,000	1,540	\$ 435.07	3400 SW 27 AV # 1505	2	2	0	2001	117	\$ 650,000	\$ 422.08	5/9/2014
A1748975	RE2	N	N	RITZ CARLTON	\$ 670,000	1,540	\$ 435.07	3400 SW 27 AV # 1105	2	2	1	2001	412	\$ 625,000	\$ 405.84	5/12/2014
A1893778	RE1	N	N	CLEVELAND PARK	\$ 3,899,000	7,040	\$ 553.84	4060 KIAORA ST	5	5	1	1980	42	\$ 3,500,000	\$ 497.16	5/13/2014
A1686969	RE2	N	N	HIDEAWAY COVE	\$ 518,000	2,400	\$ 215.83	3318 DAY AVE # 9	3	2	1	2013	280	\$ 518,000	\$ 215.83	5/14/2014
A1850837	RE1	N	N	FARMERS MARKET AT THE GRO	\$ 425,000	1,394	\$ 304.88	3240 FLORIDA AV	2	2	0	2002	185	\$ 426,500	\$ 305.95	5/14/2014
A1687097	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 4	3	2	1	2013	126	\$ 499,000	\$ 207.92	5/14/2014
A1900970	RE2	N	N	3157-59 CENTER STREET	\$ 679,000	2,330	\$ 291.42	3157 CENTER ST # 3157	3	2	1	2004	66	\$ 655,000	\$ 281.12	5/14/2014
A1687081	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 3	3	2	1	2013	137	\$ 499,000	\$ 207.92	5/15/2014
A1932582	RE2	N	N	Aviation Bay Villas	\$ 789,000	2,550	\$ 309.41	3116 AVIATION AV # .	3	3	0	2004	4	\$ 789,000	\$ 309.41	5/15/2014
A1925391	RE1	N	N	15 54 41	\$ 674,000	1,704	\$ 395.54	2220 TEQUESTA LN	3	2	1	1947	4	\$ 660,000	\$ 387.32	5/15/2014
A1942043	RE2	N	N	MUTINY PARK CONDO/SONESTA	\$ 225,000	365	\$ 616.44	2889 MCFARLANE RD # 2116	0	1	0	2001	1	\$ 215,000	\$ 589.04	5/15/2014
A1683165	RE2	N	N	TIGERS TRAPP CONDO	\$ 395,000	1,200	\$ 329.17	2595 TRAPP AV # 2	2	2	0	1977	575	\$ 370,000	\$ 308.33	5/16/2014
A1687007	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 6	3	2	1	2013	137	\$ 525,000	\$ 218.75	5/16/2014
A1687120	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 5	3	2	1	2013	125	\$ 525,000	\$ 218.75	5/16/2014
A1917009	RE1	N	N	W H SNIPES SUB	\$ 398,000	1,479	\$ 269.10	2903 SW 22 AV	2	2	0	1921	56	\$ 370,000	\$ 250.17	5/16/2014
A1918349	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 790,000	1,415	\$ 558.30	3024 KIRK ST	3	1	0	1944	13	\$ 730,000	\$ 515.90	5/16/2014
A1913816	RE2	N	N	Chas M Mundys	\$ 299,900	1,132	\$ 264.93	2984 MARY ST # 2984	2	2	0	1976	12	\$ 290,000	\$ 256.18	5/16/2014

2014 Coconut Grove Real Estate Sales

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A1687029	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 1	3	2	1	2013	125	\$ 525,000	\$ 218.75	5/20/2014
A1839536	RE2	N	N	TRACY CONDO	\$ 274,000	965	\$ 283.94	3000 BIRD AV # 1-D	2	1	1	1971	194	\$ 246,500	\$ 255.44	5/21/2014
A1864810	RE2	N	N	PALMHURST	\$ 535,000	2,232	\$ 239.70	3411 DAY AV # 3411	3	2	1	2008	175	\$ 517,000	\$ 231.63	5/21/2014
A1928479	RE2	N	N	GROVE ISLE	\$ 1,700,000	2,424	\$ 701.32	1 GROVE ISLE DR # PH10	3	2	1	1979	23	\$ 1,600,000	\$ 660.07	5/21/2014
A1918601	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 164,900	692	\$ 238.30	3242 MARY ST # S116	2	1	0	1966	15	\$ 182,000	\$ 263.01	5/21/2014
A1852771	RE2	N	N	HARBOUR HILL	\$ 159,900	585	\$ 273.33	2539 S BAYSHORE DR # 225	1	1	0	1966	164	\$ 150,000	\$ 256.41	5/22/2014
A1924616	RE2	Y	N	The Mutiny	\$ 164,500	650	\$ 253.08	2951 S BAYSHORE DR # 917	1	1	0	1998	21	\$ 170,005	\$ 261.55	5/22/2014
A1934751	RE2	N	N	CHATEAU GROVE CONDO	\$ 225,000	671	\$ 335.32	3265 VIRGINIA ST # 2	1	1	1	1963	7	\$ 210,000	\$ 312.97	5/22/2014
A1934501	RE2	N	N	COURTYARDS OF THE GROVE	\$ 169,000	692	\$ 244.22	3240 MARY ST # S204	2	1	0	1966	5	\$ 162,000	\$ 234.10	5/22/2014
R10016182	RE1	N	N		\$ 1,279,000			3763 S Douglas Rd	4			2014	1	\$ 1,220,000		5/23/2014
A1686981	RE2	N	N	HIDEAWAY COVE	\$ 499,000	2,400	\$ 207.92	3318 DAY AVE # 8	3	2	1	2013	137	\$ 499,000	\$ 207.92	5/23/2014
A1943452	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 539,000	1,248	\$ 431.89	2935 CALUSA ST	2	1		1953	10	\$ 520,000	\$ 416.67	5/23/2014
A1814752	RE2	N	Y	GROVE TOWERS CONDO	\$ 350,000	1,460	\$ 239.73	2843 S BAYSHORE DR # 3D	2	2	0	1982	44	\$ 415,000	\$ 284.25	5/27/2014
A1923949	RE2	N	N	Shipping Ave Villas	\$ 689,000	2,354	\$ 292.69	3070 SHIPPING AV # 3070	3	2	1	2007	5	\$ 665,000	\$ 282.50	5/27/2014
A1681459	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,200,000	4,000	\$ 800.00	3535 HIAWATHA AV # TH-504	3	3	1	2011	407	\$ 2,900,000	\$ 725.00	5/28/2014
A1918088	RE1	N	Y	CARTERS ADDN TO COCONUT G	\$ 155,000	1,139	\$ 136.08	3110 HIBISCUS ST	2	1	0	1936	25	\$ 120,000	\$ 105.36	5/28/2014
A1947742	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 150,000	1,089	\$ 137.74	3630 PERCIVAL AV	3	2	0	1965	3	\$ 147,000	\$ 134.99	5/28/2014
A1925435	RE2	N	N	3250 Matilda St Condo	\$ 535,000	1,720	\$ 311.05	3250 MATILDA ST # A	3	2	1	1994	0	\$ 535,000	\$ 311.05	5/28/2014
A1686958	RE2	N	N	HIDEAWAY COVE	\$ 525,000	2,400	\$ 218.75	3318 DAY AVE # 10	3	2	1	2013	137	\$ 525,000	\$ 218.75	5/29/2014
A1705154	RE2	N	N	Ritz Carlton	\$ 410,000	959	\$ 427.53	3350 SW 27 AV # 1105	1	1	1	2002	552	\$ 405,000	\$ 422.32	5/30/2014
A1917739	RE1	N	N	FROW HOMESTEAD	\$ 424,999	1,670	\$ 254.49	3660 WILLIAM AV	4	2	0	2013	56	\$ 407,000	\$ 243.71	5/30/2014
A1919042	RE2	N	N	Grovenor House	\$ 2,195,000	2,640	\$ 831.44	2627 S BAYSHORE DR # 1204	3	3	1	2005	39	\$ 2,070,000	\$ 784.09	5/30/2014
A1905550	RE1	N	N	PHILBRICK ESTATES	\$ 1,999,000	3,410	\$ 586.22	3530 ST GAUDENS CT	4	4	0	1957	18	\$ 2,020,000	\$ 592.38	5/30/2014
A1887209	RE2	N	N	Habitat III	\$ 435,000	1,373	\$ 316.82	2935 CENTER ST # .	2	2	1	1979	121	\$ 420,000	\$ 305.90	6/2/2014
A1890405	RE1	Y	N	SUNSHINE VISTAS	\$ 500,000	2,185	\$ 228.83	4180 LYBYER AV	3	3	0	1949	27	\$ 687,755	\$ 314.76	6/2/2014
A1930953	RE1	N	N	NATOMA PARK	\$ 699,000	1,870	\$ 373.80	1700 NOCATEE DR	3	2	0	1950	14	\$ 650,000	\$ 347.59	6/2/2014
A1749027	RE2	N	Y	Virginia Pointe Condo	\$ 99,000	664	\$ 149.10	3245 VIRGINIA ST # 24	2	1	0	1966	6	\$ 154,000	\$ 231.93	6/2/2014
A1897727	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 649,000	1,142	\$ 568.30	3630 PALMETTO AV	2	1	0	1949	102	\$ 580,000	\$ 507.88	6/4/2014
A1922895	RE2	N	N	Grove Isle	\$ 749,000	1,642	\$ 456.15	1 GROVE ISLE DR # A1008	2	2	0	1979	36	\$ 749,000	\$ 456.15	6/5/2014
A1937598	RE1	N	N	PINECREST MANOR 1ST ADD	\$ 975,000	2,753	\$ 354.16	3680 BATTERSEA RD	4	3	0	1958	19	\$ 910,000	\$ 330.55	6/5/2014
A1930743	RE2	N	N	Orange Parc Condo	\$ 614,999	2,140	\$ 287.38	3053 ORANGE ST # 0	3	2	1	2001	5	\$ 617,000	\$ 288.32	6/6/2014
A1930078	RE1	N	N	CRYSTAL VIEW	\$ 935,000	2,603	\$ 359.20	3520 CRYSTAL VIEW CT	3	4	0	1955	2	\$ 935,000	\$ 359.20	6/6/2014
A1926282	RE2	N	N	THE TOWER RESIDENCES	\$ 825,000	1,530	\$ 539.22	3400 SW 27 AV # 1103	2	2	0	2001	23	\$ 825,000	\$ 539.22	6/9/2014
A1858220	RE1	N	N	29 54 41 PINECREST MANOR	\$ 599,000	1,655	\$ 361.93	3921 BATTERSEA RD	2	2	0	1962	152	\$ 590,000	\$ 356.50	6/10/2014
A1821334	RE1	N	N	20 54 41 MACFARLANE HOMES	\$ 110,000	1,120	\$ 98.21	3770 OAK AV	3	2	0	1924	294	\$ 100,000	\$ 89.29	6/11/2014

2014 Coconut Grove Real Estate Sales

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A1925317	RE2	N	N	Dixie Groves Residences	\$ 129,000	509	\$ 253.44	2630 SW 28 ST # 43	0	1	0	2004	65	\$ 125,000	\$ 245.58	6/11/2014
A1903652	RE2	N	N	Garden View Condo	\$ 550,000	1,830	\$ 300.55	3062 MATILDA ST # 2	3	2	1	1999	4	\$ 545,000	\$ 297.81	6/11/2014
A1822789	RE1	N	N	YE LITTLE WOODS AMD	\$ 4,499,000	8,488	\$ 530.04	3843 LITTLE AVENUE	5	7	1	2007	249	\$ 4,225,000	\$ 497.76	6/12/2014
A1898874	RE1	N	N	SANS SOUCI REV & AMD	\$ 1,590,000	3,319	\$ 479.06	3681 N PROSPECT DR	5	3	0	1957	87	\$ 1,350,000	\$ 406.75	6/12/2014
A1904653	RE1	N	N	29 54 41 0.65 AC M/L LE	\$ 2,150,000	3,553	\$ 605.12	3849 LEAFY WY	4	3	2	1925	53	\$ 2,150,000	\$ 605.12	6/12/2014
A1893507	RE2	N	N	Grovenor House	\$ 3,850,000	4,026	\$ 956.28	2627 S BAYSHORE DR # 2101	4	6	1	2005	107	\$ 3,362,500	\$ 835.20	6/13/2014
A1926136	RE2	Y	N	GROVES EDGE CONDO	\$ 132,900	554	\$ 239.89	2920 SW 28 TE # 506	1	1	0	1972	39	\$ 135,000	\$ 243.68	6/13/2014
A1941564	RE2	N	N	Mission Place at Grove	\$ 300,000	1,141	\$ 262.93	3102 BIRD AV # 3102	2	1	1	1982	8	\$ 285,000	\$ 249.78	6/13/2014
A1947139	RE2	N	N	Allamanda Gardens	\$ 655,000	2,060	\$ 317.96	3263 ALLAMANDA ST # 3263	3	2	1	1994	6	\$ 632,500	\$ 307.04	6/13/2014
F1286021	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 629,900	1,500	\$ 419.93	4223 BRAGANZA AVE	3	2	0	1949	3	\$ 630,000	\$ 420.00	6/13/2014
A1889374	RE2	N	N	GROVE ISLE	\$ 689,000	1,642	\$ 419.61	2 GROVE ISLE DR # B806	2	2	0	1980	120	\$ 622,500	\$ 379.11	6/16/2014
A1907236	RE1	N	N	BAY HEIGHTS	\$ 1,600,000	3,401	\$ 470.45	14 PINTA RD	5	4	0	1955	80	\$ 1,465,000	\$ 430.76	6/16/2014
A1946582	RE2	N	N	LAMB COURT CONDO	\$ 849,950	2,318	\$ 366.67	3187 LAMB CT # 0	3	2	1	2005	40	\$ 775,000	\$ 334.34	6/16/2014
A1903815	RE1	N	N	.435 AC M/L ROWELL SUBDIV	\$ 1,595,000	2,753	\$ 579.37	4011 KIAORA ST	3	2	1	1971	37	\$ 1,502,000	\$ 545.59	6/16/2014
A1932710	RE1	N	N	SILVER BLUFF	\$ 1,499,000	2,944	\$ 509.17	1794 MICANOPY AV	4	3	1	1913	14	\$ 1,500,000	\$ 509.51	6/16/2014
A1918661	RE2	N	N	L'HERMITAGE	\$ 1,300,000	3,717	\$ 349.74	2000 S BAYSHORE DR # 71	5	4	0	1984	45	\$ 1,275,000	\$ 343.02	6/17/2014
A1923214	RE2	Y	N	Harbour Hill Club	\$ 154,900	585	\$ 264.79	2539 S BAYSHORE DR # 419A	1	1	0	1966	10	\$ 150,000	\$ 256.41	6/18/2014
A1621114	RE2	N	N	The Mutiny	\$ 185,000	680	\$ 272.06	2951 S BAYSHORE DR # 312	1	1	0	1998	739	\$ 185,000	\$ 272.06	6/19/2014
A1908043	RE1	N	N	COCONUT GROVE MANOR	\$ 1,499,000	3,539	\$ 423.57	4260 BRAGANZA AV 2922 VIRGINIA ST #	4	3	1	1964	102	\$ 1,450,000	\$ 409.72	6/19/2014
A1927352	RE2	Y	N	Virginia Street Condo	\$ 569,900	2,020	\$ 282.13	2922	3	2	1	2001	43	\$ 550,000	\$ 272.28	6/19/2014
A1890272	RE1	Y	N	FROW HOMESTEAD	\$ 139,500	1,527	\$ 91.36	3678 WILLIAM AV	5	1	0	1928	110	\$ 135,000	\$ 88.41	6/20/2014
A1922033	RE2	N	N	Grove Isle	\$ 829,000	1,882	\$ 440.49	1 GROVE ISLE DR # A1104	2	2	0	1979	43	\$ 822,500	\$ 437.04	6/20/2014
A1820661	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 699,000	3,800	\$ 183.95	3407 DAY AV # 0	3	2	1	2014	200	\$ 679,000	\$ 178.68	6/23/2014
A1820671	RE2	N	N	URBAN VILLAS AT THE GROVE	\$ 699,000	3,800	\$ 183.95	3409 DAY AV # 0	3	2	1	2014	200	\$ 679,000	\$ 178.68	6/23/2014
A1868604	RE2	N	N	Sonesta	\$ 699,000	1,098	\$ 636.61	2889 MCFARLANE RD # 1901	2	2	1	2001	181	\$ 590,000	\$ 537.34	6/23/2014
A1955325	RE2	N	N	Dixie Grove	\$ 155,000	575	\$ 269.57	2630 SW 28 ST # 27	1	1	0	2004	16	\$ 145,000	\$ 252.17	6/23/2014
A1835341	RE2	N	N	GROVE ENCLAVE	\$ 650,000	2,350	\$ 276.60	3063 INDIANA ST # 16	3	2	1	2006	242	\$ 630,000	\$ 268.09	6/24/2014
A1888051	RE2	N	N	Villas on Bridgeport	\$ 399,000	2,200	\$ 181.36	2972 BRIDGEPORT AV # 1	3	2	0	1983	109	\$ 344,000	\$ 156.36	6/24/2014
A1888017	RE2	N	N	Villas at Bridgeport Av	\$ 299,000	1,750	\$ 170.86	2974 BRIDGEPORT AV # 2	3	2	0	1983	109	\$ 281,000	\$ 160.57	6/24/2014
A1901292	RE2	N	Y	Gemini VII	\$ 180,000	1,096	\$ 164.23	3164 BIRD AV # 2	2	1	1	1979	12	\$ 202,000	\$ 184.31	6/25/2014
A1959276	RE2	N	N	MUTINY PARK CONDO SONESTA	\$ 650,000	1,342	\$ 484.35	2889 MCFARLANE RD # 916	3	3	1	2001	15	\$ 550,000	\$ 409.84	6/26/2014
A1901112	RE1	N	N	CRYSTAL BLUFF ADDN TO SIL	\$ 835,000	2,586	\$ 322.89	3534 CRYSTAL CT	3	3	0	1955	98	\$ 805,000	\$ 311.29	6/27/2014
A1944280	RE2	N	N	HARBOUR HILL CLUB CONDO	\$ 99,000	352	\$ 281.25	2539 S BAYSHORE DR # 328E	0	1	0	1966	7	\$ 92,000	\$ 261.36	6/27/2014
A1863108	RE1	N	Y	JOHN T PEACOCK EST A SUB	\$ 786,500	1,754	\$ 448.40	3232 EMATHLA ST	3	3	0	1938	5	\$ 800,000	\$ 456.10	6/27/2014

2014 Coconut Grove Real Estate Sales

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A1918846	RE1	N	N	EWANTON HGTS PT OF	\$ 1,375,000	2,817	\$ 488.11	3648 ST GAUDENS RD	3	3	1	1904	4	\$ 1,450,000	\$ 514.73	6/27/2014
A1895736	RE1	N	N	NORTH COCONUT GROVE	\$ 1,899,000	3,850	\$ 493.25	3000 NATOMA ST	4	3	1	1932	114	\$ 1,775,000	\$ 461.04	6/30/2014
A1913842	RE1	N	N	WOODRIDGE SUB	\$ 794,900	1,573	\$ 505.34	4171 WOODRIDGE RD	3	2	0	1948	58	\$ 735,000	\$ 467.26	6/30/2014
A1940340	RE1	N	N	CANAL ESTATES	\$ 2,360,000	3,255	\$ 725.04	3830 CAROLE CT	3	2	1	1979	37	\$ 2,360,000	\$ 725.04	6/30/2014
A1951730	RE2	N	N	MISTY GROVE CONDO	\$ 699,000	2,590	\$ 269.88	2843 DAY AV # 2843	3	2	1	2000	17	\$ 695,000	\$ 268.34	6/30/2014
A1961726	RE1	Y	N	FROW HOMESTEAD	\$ 575,000	2,596	\$ 221.50	3200 PERCIVAL AV	3	2	1	2003	3	\$ 575,000	\$ 221.50	6/30/2014
A1956949	RE1	N	N	.	\$ 2,425,000	4,294	\$ 564.74	3720 POINCIANA AV	5	5	1	1937	0	\$ 2,375,000	\$ 553.10	6/30/2014
A1943836	RE2	N	N	L'HERMITAGE	\$ 1,399,000	4,029	\$ 347.23	2000 S BAYSHORE DR # 49	4	4	0	1981	21	\$ 1,384,000	\$ 343.51	7/1/2014
A1857329	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,165,000	3,121	\$ 373.28	3563 ROYAL PALM AV	3	2	1	1920	245	\$ 1,075,000	\$ 344.44	7/2/2014
A1871160	RE1	N	N	RHODES AMD PLAT OF NEW BI	\$ 1,600,000	3,800	\$ 421.05	2526 LINCOLN AVE	4	3	1	2014	104	\$ 1,500,000	\$ 394.74	7/2/2014
A1945678	RE2	N	N	GROVE ISLE CONDO	\$ 689,000	1,882	\$ 366.10	3 GROVE ISLE DR # C405	2	2	0	1981	13	\$ 670,000	\$ 356.00	7/2/2014
A1945320	RE2	N	N	Bridgeport	\$ 389,900	1,047	\$ 372.40	2945 BRIDGEPORT AV # C	2	2	1	1988	8	\$ 386,660	\$ 369.30	7/2/2014
A1900683	RE2	N	N	The Mutiny	\$ 330,000	980	\$ 336.74	2951 S BAYSHORE DR # 508	1	2	0	1998	139	\$ 300,000	\$ 306.12	7/3/2014
A1955061	RE2	N	N	grove edge	\$ 120,000	542	\$ 221.40	2920 SW 28 TE # 402	1	1	0	1972	4	\$ 120,000	\$ 221.40	7/3/2014
A1858864	RE2	N	N	3168 Ohio	\$ 522,000	2,121	\$ 246.11	3168 OHIO ST # 3168	3	2	1	2006	232	\$ 495,000	\$ 233.38	7/7/2014
A1865061	RE1	N	N	THE JUSTISON & FRANTZ	\$ 1,999,000	5,456	\$ 366.39	3551 ST GAUDENS RD	5	5	2	1940	192	\$ 1,900,000	\$ 348.24	7/10/2014
A1919678	RE1	N	N	DOUGLAS CIRCLE	\$ 1,750,000	4,120	\$ 424.76	3780 LOQUAT AV	5	5	0	1925	31	\$ 1,521,000	\$ 369.18	7/10/2014
F1290093	RE2	N	N	The Mutiny Hotel	\$ 274,990	-		2951 S Bayshore Dr # 1007	1	1	0	1998	35	\$ 254,000		7/11/2014
A1939168	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 207,900	879	\$ 236.52	2930 DAY AV # N306	2	2	0	1966	18	\$ 250,000	\$ 284.41	7/11/2014
A1943966	RE2	N	N	HARBOUR HILL CLUB CONDO	\$ 150,000	585	\$ 256.41	2539 S BAYSHORE DR # 321AR	1	1	0	1966	7	\$ 150,000	\$ 256.41	7/11/2014
A1945786	RE2	N	N	Grove Square Condo	\$ 212,500	668	\$ 318.11	2801 FLORIDA AV # 210	1	1	1	1987	70	\$ 195,000	\$ 291.92	7/14/2014
A1940757	RE1	N	N	CRAWFORD ESTATES	\$ 898,000	2,392	\$ 375.42	3709 POINCIANA AV	3	3	0	1977	37	\$ 799,000	\$ 334.03	7/15/2014
A1944349	RE2	N	N	FLORIDA AVENUE VILLAS	\$ 769,000	2,440	\$ 315.16	3177 FLORIDA AV # 3177	3	2	1	2011	14	\$ 769,000	\$ 315.16	7/15/2014
A1954364	RE2	N	N	Grovner House	\$ 1,405,000	1,756	\$ 800.11	2627 S BAYSHORE DR # 806	2	2	1	2005	4	\$ 1,379,000	\$ 785.31	7/15/2014
A1629324	RE2	N	N	RITZ CARLTON	\$ 425,000	959	\$ 443.17	3350 SW 27 AV # 1205	1	1	1	2002	781	\$ 410,000	\$ 427.53	7/16/2014
A1868632	RE1	N	N	UTOPIA	\$ 659,000	1,807	\$ 364.69	3886 LA PLAYA BL	3	1	0	1928	206	\$ 670,000	\$ 370.78	7/16/2014
A1898850	RE1	N	N	NATOMA MANORS RE SUB	\$ 785,000	2,183	\$ 359.60	2600 ALATKA ST	3	2	0	1956	89	\$ 750,000	\$ 343.56	7/16/2014
A1928768	RE1	N	N	SUNSHINE VISTAS	\$ 1,370,000	3,511	\$ 390.20	4131 CRAWFORD AV	4	4	0	1945	86	\$ 1,320,000	\$ 375.96	7/16/2014
A1955186	RE1	N	N	UTOPIA	\$ 849,000	2,559	\$ 331.77	4104 VENTURA AV	4	4	0	1924	17	\$ 840,000	\$ 328.25	7/16/2014
A1871416	RE2	N	N	TIGERS PAW	\$ 279,000	1,020	\$ 273.53	2768 DAY AV # 2	2	1	1	1976	228	\$ 273,500	\$ 268.14	7/17/2014
A1930892	RE2	N	N	VILLAGGIO IN THE GROVE	\$ 449,700	1,875	\$ 239.84	2767 COCONUT AV # 2767	2	2	1	2005	84	\$ 434,000	\$ 231.47	7/18/2014
A1942367	RE2	N	N	HUMMINGBIRD COTTAGE	\$ 469,000	1,170	\$ 400.86	3674 LOQUAT AV # 3674	2	2		1947	37	\$ 455,000	\$ 388.89	7/18/2014
A1936071	RE1	N	N	FAIRHAVEN	\$ 945,000	2,600	\$ 363.46	1788 FAIRHAVEN PL	3	3	0	1950	15	\$ 945,000	\$ 363.46	7/18/2014

2014 Coconut Grove Real Estate Sales

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A1910548	RE1	N	Y	COCONUT GROVE PARK 2ND AM	\$ 600,000	1,539	\$ 389.86	3650 AVOCADO AV	2	2	0	1950	9	\$ 590,000	\$ 383.37	7/18/2014
A1932858	RE2	N	N	Grove Townhouses at Bird	\$ 410,000	1,243	\$ 329.85	3056 BIRD AV # A	2	2	0	2005	55	\$ 400,000	\$ 321.80	7/21/2014
A1964595	RE1	N	N	ESPANOLA HEIGHTS	\$ 989,000	2,174	\$ 454.92	1800 ESPANOLA DR	3	3	0	1949	10	\$ 985,000	\$ 453.08	7/21/2014
A1954877	RE2	N	N	Jackson Peacocks	\$ 769,000	2,420	\$ 317.77	3045 MATILDA ST # 3045	3	3	1	2013	6	\$ 760,000	\$ 314.05	7/21/2014
A1885775	RE2	N	N	French Village Condo	\$ 285,000	840	\$ 339.29	2974 BIRD AV # 17	2	1	1	1996	199	\$ 262,500	\$ 312.50	7/22/2014
A1934975	RE2	N	N	Grove Palms II Condo	\$ 124,900	362	\$ 345.03	3051 SW 27 AV # 302	1	1	0	1997	47	\$ 119,000	\$ 328.73	7/22/2014
A1937127	RE2	N	N	Virginia Pointe	\$ 155,000	514	\$ 301.56	3245 VIRGINIA ST # 39	1	1	0	1966	63	\$ 140,000	\$ 272.37	7/23/2014
A1940799	RE2	N	N	GROVE ISLE CONDO	\$ 1,399,000	2,424	\$ 577.15	2 GROVE ISLE DR # B1510	3	2	1	1980	60	\$ 1,225,000	\$ 505.36	7/23/2014
A1948719	RE2	N	N	BIRD GROVE CONDO	\$ 154,900	629	\$ 246.26	2734 BIRD AV # 214	1	1	0	2000	23	\$ 149,500	\$ 237.68	7/23/2014
A1905007	RE1	N	N	ENTRADA	\$ 1,890,000	3,820	\$ 494.76	3600 STEWART AV	6	4	0	1953	130	\$ 1,890,000	\$ 494.76	7/24/2014
A1909926	RE2	N	N	MONTAGE	\$ 389,000	1,488	\$ 261.43	3204 SHIPPING AV # A	2	2	1	1980	125	\$ 375,000	\$ 252.02	7/24/2014
A1931042	RE2	N	N	BIRD GROVE CONDO	\$ 147,500	692	\$ 213.15	2734 BIRD AV # 311	1	1	0	2000	77	\$ 145,000	\$ 209.54	7/24/2014
A1933598	RE2	N	N	Palmhurst	\$ 975,000	3,858	\$ 252.72	3191 OHIO ST # N/A	6	4	2	2007	63	\$ 925,000	\$ 239.76	7/24/2014
A1967546	RE2	N	N	Med Grove Condo	\$ 699,000	2,250	\$ 310.67	3280 MATILDA ST # 2	3	2	1	1998	7	\$ 690,000	\$ 306.67	7/24/2014
A1964981	RE2	N	N	RITZ-CARLTON	\$ 825,000	2,028	\$ 406.81	3350 SW 27 AV # 1504	2	2	1	2002	0	\$ 807,000	\$ 397.93	7/24/2014
A1893373	RE2	Y	N	grove at shipping	\$ 522,500	2,110	\$ 247.63	3068 SHIPPING AV # 2	3	2	1	1999	43	\$ 472,500	\$ 223.93	7/27/2014
A1956346	RE2	N	N	GROVENOR HOUSE	\$ 2,399,000	2,640	\$ 908.71	2627 S BAYSHORE # 2004	3	3	1	2006	47	\$ 2,125,000	\$ 804.92	7/28/2014
A1966637	RE2	N	N	Villaggio in the Grove	\$ 449,900	1,875	\$ 239.95	2765 COCONUT AV # 2765	2	2	1	2005	10	\$ 435,000	\$ 232.00	7/28/2014
A1955199	RE1	N	N	EWANTON HGTS PT OF	\$ 1,350,000	2,561	\$ 527.14	3644 ST GAUDENS RD	3	2	1	1992	8	\$ 1,300,000	\$ 507.61	7/28/2014
A1947743	RE2	N	N	Jackson Peacocks	\$ 739,000	2,236	\$ 330.50	3131 JACKSON AV # 3131	3	2	1	2007	66	\$ 688,750	\$ 308.03	7/29/2014
A1781897	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,800,000	4,453	\$ 853.36	3535 HIAWATHA AV # 303-V1	5	5	1	2011	166	\$ 3,300,000	\$ 741.07	7/30/2014
A1953324	RE2	N	N	Tree Top Town Homes	\$ 400,000	1,248	\$ 320.51	3048 SW 27 AV # 11	2	1	1	1980	28	\$ 380,000	\$ 304.49	7/31/2014
A1944401	RE2	N	N	FLORIDA AVENUE VILLAS	\$ 769,000	2,440	\$ 315.16	3175 FLORIDA AV # 3175	3	3	1	2011	11	\$ 769,000	\$ 315.16	7/31/2014
A1923607	RE1	N	N	UTOPIA	\$ 799,000	1,365	\$ 585.35	4150 MALAGA AV	3	1	0	1948	1	\$ 799,000	\$ 585.35	7/31/2014
A1704340	RE1	N	N	UTOPIA SUB PB 8-94	\$ 1,700,000	4,285	\$ 396.73	4160 EL PRADO BL	5	4	1	2004	611	\$ 1,575,000	\$ 367.56	8/1/2014
A1938951	RE1	N	N	ANCHORAGE	\$ 6,995,000	8,813	\$ 793.71	3501 ANCHORAGE WY	7	8	0	1994	64	\$ 5,460,000	\$ 619.54	8/1/2014
A1960720	RE2	N	N	Grovenor House	\$ 1,490,000	1,756	\$ 848.52	2627 S BAYSHORE DR # 1806	2	2	1	2005	26	\$ 1,450,000	\$ 825.74	8/1/2014
F1294636	RE2	N	N	IPANEMA VILLAS CONDO	\$ 580,000	-		3272 Virginia St # A1	3	3	0	1993	17	\$ 545,000		8/1/2014
A1952695	RE1	N	N	SUNSHINE VISTAS	\$ 1,289,000	2,430	\$ 530.45	3830 FRANTZ RD	4	3	0	1952	55	\$ 1,150,000	\$ 473.25	8/4/2014
A1942017	RE2	N	N	French Village	\$ 619,500	1,650	\$ 375.46	3045 VIRGINIA ST # 3	3	2	1	1995	60	\$ 590,000	\$ 357.58	8/5/2014
A1891697	RE2	N	Y	WEST TRADE CONDO	\$ 87,900	600	\$ 146.50	3239 W TRADE AV # 1	1	1	0	1975	159	\$ 85,000	\$ 141.67	8/7/2014
A1928488	RE1	N	N	PALMHURST	\$ 428,000	1,469	\$ 291.36	3395 SHIPPING AV	3	2	0	1952	87	\$ 415,000	\$ 282.51	8/7/2014
A1902255	RE1	N	N	COCONUT GROVE PARK 3RD AM	\$ 799,000	1,960	\$ 407.65	3894 MAIN HY	3	2	0	2011	175	\$ 765,000	\$ 390.31	8/8/2014

2014 Coconut Grove Real Estate Sales

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A1904462	RE2	N	N	Provence Village	\$ 335,000	850	\$ 394.12	3049 CENTER ST # 8	2	1	1	1998	91	\$ 320,000	\$ 376.47	8/8/2014
A1934818	RE1	N	Y	UTOPIA	\$ 620,000	1,487	\$ 416.95	4085 MALAGA AV 3072 NEW YORK ST	3	2	0	1949	12	\$ 500,000	\$ 336.25	8/8/2014
A1880668	RE2	N	N	n/a	\$ 589,000	2,347	\$ 250.96	# 3072	3	2	1	2007	221	\$ 560,000	\$ 238.60	8/11/2014
A1905537	RE2	N	N	GROVE GATE	\$ 199,000	1,012	\$ 196.64	3176 SW 27 AV # 5	2	1	1	1972	120	\$ 189,000	\$ 186.76	8/11/2014
A1990571	RE2	N	N	GROVE GARDEN	\$ 720,000	1,877	\$ 383.59	3540 MAIN HY # 302 1872 S BAYSHORE LN	2	2	0	2006	0	\$ 720,000	\$ 383.59	8/11/2014
A1730157	RE1	N	N	CRYSTAL BLUFF ADDN COCONUT GROVE PARK 2ND AM	\$ 6,499,000	8,759	\$ 741.98	3582 AVOCADO AV	6	6	0	1995	567	\$ 5,950,000	\$ 679.30	8/12/2014
A1896029	RE1	N	N	GOLDEN GATE	\$ 799,000	1,809	\$ 441.68	201 JEFFERSON DR	4	3	0	1919	141	\$ 760,000	\$ 420.12	8/12/2014
A1972601	RE1	Y	N	CRYSTAL BLUFF ADD TO SILV	\$ 205,000	1,406	\$ 145.80	3590 VISTA CT 2889 MCFARLANE RD # 1018	4	2	0	1976	26	\$ 216,000	\$ 153.63	8/12/2014
A1823882	RE1	N	N	Mutiny Park Condo	\$ 2,600,000	3,993	\$ 651.14	3400 SW 27 AV # 1406	5	6	1	1992	322	\$ 2,382,050	\$ 596.56	8/14/2014
A1909623	RE2	N	N	Ritz Carlton	\$ 535,000	963	\$ 555.56	2 GROVE ISLE DR # PH03	2	2	1	2001	132	\$ 510,000	\$ 529.60	8/14/2014
A1945694	RE2	N	N	Grove Isle Condo	\$ 765,000	1,540	\$ 496.75	2910 SHIPPING AV # 0	2	2	0	2001	86	\$ 745,000	\$ 483.77	8/15/2014
A1943588	RE2	N	N	PROJECT GEMINI	\$ 865,000	1,882	\$ 459.62	3350 SW 27 AV # 1603	2	2	1	1980	46	\$ 759,000	\$ 403.29	8/15/2014
A1968381	RE2	Y	N	RITZ - CARLTON	\$ 415,100	1,267	\$ 327.62	3026 CENTER ST # 3026	2	2	1	1976	38	\$ 395,000	\$ 311.76	8/15/2014
A1964557	RE2	N	N	Grove Terrace Condo	\$ 499,000	896	\$ 556.92	3060 INDIANA ST # 3060	1	1	1	2002	28	\$ 485,000	\$ 541.30	8/15/2014
A1922828	RE2	N	N	Indiana Street Villas Con KING PARK	\$ 269,000	977	\$ 275.33	2458 ABACO AV	2	2	1	1979	140	\$ 250,000	\$ 255.89	8/18/2014
A1957914	RE2	N	N	Arboretum in the Grove	\$ 725,000	3,025	\$ 239.67	3121 PAOLA DR # 16	3	2	1	2006	9	\$ 695,000	\$ 229.75	8/18/2014
A1970037	RE1	N	N	UTOPIA	\$ 849,000	2,141	\$ 396.54	4100 EL PRADO BL 2627 S BAYSHORE DR # 708	4	3	0	1989	42	\$ 840,000	\$ 392.34	8/20/2014
A1909555	RE2	N	N	GROVENOR HOUSE	\$ 560,000	1,898	\$ 295.05	3062 BIRD AV # E-2	3	2	1	1992	146	\$ 528,000	\$ 278.19	8/21/2014
A1970781	RE1	N	N	UTOPIA	\$ 1,070,000	2,655	\$ 403.01	3900 PARK AV 21 54 41 FROW	4	2	1	1935	15	\$ 1,050,000	\$ 395.48	8/21/2014
A1940934	RE2	N	N	GROVELOFT CONDO	\$ 1,000,000	1,595	\$ 626.96	3636 OAK AV	2	2	1	2005	77	\$ 910,000	\$ 570.53	8/22/2014
A1976094	RE2	N	N	J W EWANS SUB	\$ 225,000	690	\$ 326.09	4045 MALAGA AV 1638 S BAYSHORE CT # 104-A	1	1	1	2006	8	\$ 227,000	\$ 328.99	8/22/2014
A1905741	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 1,625,000	2,797	\$ 580.98	3137 SW 32 AV # 3137	4	3	1	1965	155	\$ 1,380,000	\$ 493.39	8/25/2014
A1951988	RE1	N	N	UTOPIA	\$ 199,900	1,340	\$ 149.18	2929 SW 30 CT 3400 SW 27 AV # 601	3	2	0	1962	8	\$ 174,000	\$ 129.85	8/25/2014
A1958817	RE1	N	N	UTOPIA	\$ 1,550,000	4,119	\$ 376.31	4045 MALAGA AV 1638 S BAYSHORE CT # 104-A	5	6	0	2012	66	\$ 1,213,459	\$ 294.60	8/26/2014
A1912593	RE2	N	N	PELICAN REEF WEST	\$ 215,000	428	\$ 502.34	3137 SW 32 AV # 3137	1	1	0	1984	157	\$ 215,000	\$ 502.34	8/27/2014
A1955030	RE2	N	N	0	\$ 599,000	2,162	\$ 277.06	2921 SW 30 CT # A	3	2	1	2005	58	\$ 600,000	\$ 277.52	8/27/2014
A1918684	RE2	N	N	30th Court Villas Condo	\$ 549,000	2,300	\$ 238.70	4125 POINCIANA AV 84 W SHORE DR	3	2	1	2007	120	\$ 540,000	\$ 234.78	8/28/2014
A1948868	RE1	N	N	SUNSHINE VISTAS	\$ 1,395,000	3,239	\$ 430.69	2715 TIGERTAIL AV # 106	4	3	1	1998	54	\$ 1,282,414	\$ 395.93	8/28/2014
A1931127	RE1	N	N	BAY HGTS 1ST ADD	\$ 1,188,000	3,004	\$ 395.47	2929 SW 30 CT 3400 SW 27 AV # 601	4	3	0	1954	49	\$ 1,100,000	\$ 366.18	8/28/2014
A1958527	RE2	N	N	Tigertail Bay Condo	\$ 200,000	746	\$ 268.10	3263 GIFFORD LN # 3263	1	1	0	1974	42	\$ 190,000	\$ 254.69	8/28/2014
A1980263	RE1	N	N	HIGHWAY PARK	\$ 525,000	1,075	\$ 488.37	3155 PEACHY ST # 4	2	1	1	1939	7	\$ 510,000	\$ 474.42	8/28/2014
A1947143	RE2	N	N	THE TOWER RESIDENCES	\$ 839,000	1,530	\$ 548.37	4047 ENSENADA AV	2	2	1	2001	124	\$ 775,000	\$ 506.54	8/29/2014
A1963075	RE2	N	N	0	\$ 545,000	1,850	\$ 294.60		2	2	1	1996	13	\$ 502,000	\$ 271.35	8/29/2014
A1985005	RE2	N	N	ARBORETUM IN THE GROVE	\$ 580,000	1,700	\$ 341.18		3	2	1	1991	0	\$ 574,000	\$ 337.65	8/29/2014
A1938610	RE1	N	N	UTOPIA SUB PB 8-94	\$ 1,650,000	4,224	\$ 390.63		5	5	1	2006	91	\$ 1,600,000	\$ 378.79	9/2/2014

2014 Coconut Grove Real Estate Sales

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A1942140	RE2	N	N	PONCIANA CONDO	\$ 775,000	2,684	\$ 288.75	3050 DAY AV # 3050	3	3	1	2014	69	\$ 758,000	\$ 282.41	9/2/2014
A1980168	RE2	N	N	RITZ-CARLTON	\$ 950,000	2,028	\$ 468.44	3350 SW 27 AV # 1404	2	2	0	2002	7	\$ 875,000	\$ 431.46	9/2/2014
A1983191	RE1	N	N	UTOPIA	\$ 1,250,000	3,364	\$ 371.58	4190 POINCIANA AV	4	3	1	1993	9	\$ 1,175,000	\$ 349.29	9/3/2014
A1895439	RE2	N	N	GROVENOR HOUSE CONDO	\$ 1,825,000	2,333	\$ 782.26	2627 S BAYSHORE DR # 701	3	3	0	2005	133	\$ 1,800,000	\$ 771.54	9/4/2014
A1919930	RE1	N	Y	HALISSEE-TIGERTAIL SUB	\$ 935,000	2,523	\$ 370.59	1633 TIGERTAIL AV	3	2	1	1994	23	\$ 850,000	\$ 336.90	9/4/2014
A1916868	RE1	Y	N	21 54 41 FROW HOMESTEAD	\$ 110,000	1,068	\$ 103.00	3401 FLORIDA AV	3	1	0	1973	6	\$ 132,200	\$ 123.78	9/4/2014
A1936309	RE2	Y	N	GROVE EDGE CONDO	\$ 119,900	507	\$ 236.49	2920 SW 28 TE # 204	1	1	0	1972	74	\$ 115,100	\$ 227.02	9/5/2014
A1985295	RE2	Y	N	MAYFAIR HOUSE	\$ 54,500	409	\$ 133.25	3000 FLORIDA AV # 425	0	1	0	1982	21	\$ 50,000	\$ 122.25	9/5/2014
A1922244	RE2	N	N	RITZ-CARLTON	\$ 459,000	938	\$ 489.34	3350 SW 27 AV # 1706	1	1	1	2002	120	\$ 437,000	\$ 465.89	9/8/2014
A1964163	RE2	Y	N	JACKSON CONDO	\$ 407,000	1,724	\$ 236.08	3147 JACKSON AV # 0	2	2	0	1976	50	\$ 410,000	\$ 237.82	9/8/2014
A1963496	RE2	N	N	THE TOWERS RESIDENCES	\$ 735,000	1,581	\$ 464.90	3400 SW 27 AV # 1806	2	2	1	2001	28	\$ 725,000	\$ 458.57	9/8/2014
A1921461	RE2	N	N	PROVENCE VILLAGE	\$ 365,000	850	\$ 429.41	3045 CENTER ST # 6	2	1	1	1998	171	\$ 355,000	\$ 417.65	9/10/2014
A1960862	RE2	Y	N	Key West in the Grove I	\$ 588,800	2,114	\$ 278.52	2949 SHIPPING AV # 2949	3	2	1	2006	26	\$ 509,250	\$ 240.89	9/10/2014
A1954706	RE2	Y	N	EWAN PEACOCKCS SUB OF PEN	\$ 299,900	1,100	\$ 272.64	3130 JACKSON AV # 0	2	2	0	1982	70	\$ 270,000	\$ 245.46	9/11/2014
A1867334	RE1	N	N	andrade	\$ 575,000	1,809	\$ 317.86	3590 MAIN HY	4	3	0	1945	184	\$ 550,000	\$ 304.04	9/12/2014
A1947045	RE2	N	N	Orange Grove Condo	\$ 475,000	1,845	\$ 257.45	3158 VIRGINIA ST # 2	3	2	1	1992	89	\$ 467,000	\$ 253.12	9/12/2014
A1970717	RE2	N	N	COCONUT COVE CONDO	\$ 196,000	641	\$ 305.77	2752 W TRADE AV # 2752D	1	1	0	1964	53	\$ 185,000	\$ 288.61	9/15/2014
A2006153	RE1	N	N	29 54 41 WOODRIDGE SUB	\$ 650,000	1,244	\$ 522.51	4070 WOODRIDGE RD	2	1	0	1947	0	\$ 648,500	\$ 521.30	9/15/2014
A1935943	RE1	N	N	BAY HGTS 1ST ADD	\$ 995,000	3,011	\$ 330.46	81 W SHORE DR	3	3	1	1955	136	\$ 915,000	\$ 303.89	9/17/2014
A1976209	RE1	N	N	NATOMA MANORS RE SUB	\$ 940,000	2,621	\$ 358.64	1666 TIGERTAIL AV	3	2	1	1956	10	\$ 824,000	\$ 314.38	9/18/2014
H899351	RE1	N	Y	KENTFIELD 2ND AMD	\$ 835,000	3,297	\$ 253.26	3840 KENT CT	5	3	0	1962	760	\$ 850,000	\$ 257.81	9/19/2014
A1951766	RE2	N	N	GROVE ISLE	\$ 999,000	2,398	\$ 416.60	3 GROVE ISLE DR # C1102	3	2	0	1981	98	\$ 985,000	\$ 410.76	9/22/2014
A1989276	RE2	N	N	GROVE SQUARE CONDO	\$ 195,000	640	\$ 304.69	2801 FLORIDA AV # 428	1	1	0	1987	23	\$ 185,000	\$ 289.06	9/22/2014
A2000258	RE2	N	Y	Allamanda Villas	\$ 579,000	2,130	\$ 271.83	3035 ALLAMANDA ST # 3035	3	2	1	2000	17	\$ 560,000	\$ 262.91	9/22/2014
A1888594	RE2	N	N	The Cloisters	\$ 1,825,000	5,090	\$ 358.55	3471 MAIN HY # 515	3	4	0	2004	270	\$ 1,425,000	\$ 279.96	9/23/2014
A1990943	RE2	Y	N	MISSION PLACE @ THE GROVE	\$ 176,500	706	\$ 250.00	3112 BIRD AV # 3112	1	1	0	1982	20	\$ 176,500	\$ 250.00	9/25/2014
A1962282	RE2	Y	N	MUTINY PARK CONDO	\$ 258,900	628	\$ 412.26	2889 MCFARLANE RD # 1613	1	1	1	2001	149	\$ 248,668	\$ 395.97	9/26/2014
A1971629	RE1	N	N	WOODRIDGE SUB	\$ 2,395,000	5,083	\$ 471.18	4110 WOODRIDGE RD	6	5	1	2007	64	\$ 2,150,000	\$ 422.98	9/26/2014
A1983600	RE2	N	N	-	\$ 450,000	1,600	\$ 281.25	2571 TIGERTAIL AV # 0	2	2	1	1978	1	\$ 410,000	\$ 256.25	9/26/2014
A1926844	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,149,000	3,713	\$ 309.45	3653 PALMETTO AV	4	3	1	1996	155	\$ 1,075,000	\$ 289.52	9/29/2014
R10022285	RE2	N	Y		\$ 195,000			3615 Loquat Av # 3615	1			1967	1	\$ 190,000		9/30/2014
A1822602	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 1,899,000	4,909	\$ 386.84	3637 POINCIANA AV	7	6	1	2004	395	\$ 1,800,000	\$ 366.67	9/30/2014

2014 Coconut Grove Real Estate Sales

MLS#	PROP TYPE	REO	SSL	SUBDIVISION BUILDING	LIST PRICE	SQ/FT	LP\$/SqFt	ADDRESS	BEDS	BATHS	1/2 BATHS	BUILT	DAYS ON MARKET	SALES PRICE	SP\$/SqFt	CLOSING DATE
A1849017	RE2	N	N	Cloisters	\$ 1,700,000	5,660	\$ 300.35	3471 MAIN HWY 1203 # 1239	4	4	1	2005	355	\$ 1,500,000	\$ 265.02	9/30/2014
A1924762	RE2	Y	N	Coco II	\$ 489,000	2,164	\$ 225.97	3034 ELIZABETH ST # N	3	2	1	2005	174	\$ 400,000	\$ 184.84	9/30/2014
A1904827	RE1	N	N	CAMNER GABLES 2ND ADDN	\$ 569,000	1,542	\$ 369.00	4061 MATHESON AV	2	2	0	1949	100	\$ 480,000	\$ 311.28	9/30/2014
A1945478	RE2	N	N	Lofts At Mayfair	\$ 340,000	790	\$ 430.38	3339 VIRGINIA ST # 133	1	1	1	2007	90	\$ 315,000	\$ 398.73	9/30/2014
A1976146	RE1	Y	N	FROW HOMESTEAD	\$ 92,600	1,532	\$ 60.44	3311 FLORIDA AV 2951 S BAYSHORE DR # 314	3	2	0	1959	46	\$ 200,550	\$ 130.91	9/30/2014
A1990291	RE2	N	N	THE MUTINY CONDO	\$ 180,000	810	\$ 222.22	2801 FLORIDA AV # 222	1	1	0	1998	14	\$ 180,000	\$ 222.22	9/30/2014
A1997850	RE2	Y	N	Grove Squar Condo	\$ 217,900	798	\$ 273.06	2331 S BAYSHORE DR	1	1	0	1987	9	\$ 218,000	\$ 273.18	9/30/2014
A1983619	RE1	N	N	15-22 54 41 OLYMPIA PARK CRYSTAL BLUFF ADD TO SILV	\$ 950,000	2,140	\$ 443.93	3521 VISTA CT	4	3	0	1952	41	\$ 875,000	\$ 408.88	10/1/2014
A2026837	RE1	N	N	MUTINY PARK/SONESTA	\$ 725,000	1,544	\$ 469.56	2889 MCFARLANE RD # 191715	2	2	0	1950	40	\$ 725,000	\$ 469.56	10/1/2014
A1944516	RE2	N	N	MUTINY PARK/SONESTA	\$ 690,000	1,349	\$ 511.49	2920 SW 28 TE # 301	3	3	1	2001	74	\$ 650,000	\$ 481.84	10/6/2014
A1981817	RE2	Y	N	GROVES EDGE CONDO	\$ 108,200	507	\$ 213.41	3400 SW 27 AV # 1001	1	1	0	1972	15	\$ 108,000	\$ 213.02	10/6/2014
A2013762	RE2	N	N	RITZ-CARLTON	\$ 899,000	1,530	\$ 587.58	2960 DAY AV # 3211	2	2	1	2001	1	\$ 855,000	\$ 558.82	10/6/2014
A1996653	RE2	N	N	PEPPERTREE VILLAGE	\$ 399,000	1,275	\$ 312.94	3939 LOQUAT AV	2	2	1	1978	7	\$ 399,000	\$ 312.94	10/7/2014
A1967608	RE1	N	N	POMONA	\$ 899,000	3,397	\$ 264.65	4140 BATTERSEA RD 4141 PAMONA AV	3	3	0	1938	133	\$ 780,200	\$ 229.67	10/8/2014
A2016767	RE1	N	N	COCONUT GROVE MANOR	\$ 2,100,000	2,798	\$ 750.54	2666 TIGERTAIL AV # 209	5	6	1	1949	0	\$ 2,100,000	\$ 750.54	10/8/2014
A1963180	RE1	N	N	UTOPIA	\$ 799,500	1,810	\$ 441.71	3051 SW 27 AV # 106	3	2	0	1976	60	\$ 799,500	\$ 441.71	10/9/2014
A2000508	RE2	N	N		\$ 269,922	943	\$ 286.24	3172 SW 27 AV # 2	1	1	1	1973	7	\$ 251,000	\$ 266.17	10/9/2014
A1960962	RE2	Y	N	GROVE PALMS II CONDO	\$ 136,400	642	\$ 212.46	1669 ONAWAY DR	1	2	0	1997	71	\$ 112,350	\$ 175.00	10/10/2014
A1981476	RE2	Y	N	SEVEN IN THE GROVE CONDO	\$ 114,900	505	\$ 227.53	2889 MCFARLANE RD # 1914	1	1	0	1965	29	\$ 111,000	\$ 219.80	10/10/2014
A1923303	RE1	N	N	NATOMA MANORS RE SUB	\$ 850,000	1,798	\$ 472.75	3221 MARY ST # 9	3	2	1	1935	170	\$ 800,000	\$ 444.94	10/14/2014
A1935153	RE2	N	N	MUTINY PARK/SONESTA	\$ 354,900	693	\$ 512.12	2627 S BAYSHORE DR # 1504	1	1	1	2001	156	\$ 340,000	\$ 490.62	10/14/2014
A1971662	RE2	N	N	Maison Grove	\$ 439,999	1,380	\$ 318.84	3250 GRAND AV # 503	2	2	1	1981	41	\$ 413,000	\$ 299.28	10/14/2014
A1999370	RE2	N	N	GROVENOR HOUSE	\$ 2,349,000	2,640	\$ 889.77	2666 TIGERTAIL AV # 212	3	3	1	2005	30	\$ 2,200,000	\$ 833.33	10/14/2014
A2004192	RE2	N	N	COCOSTYLE	\$ 229,000	894	\$ 256.15	3452 MARGARET ST	1	2	0	2006	15	\$ 223,000	\$ 249.44	10/14/2014
H918521	RE2	N	Y	Tigertail Place	\$ 214,900	943	\$ 227.89	3356 BIRD AV # 9	1	1	1	1973	13	\$ 214,900	\$ 227.89	10/14/2014
A1864112	RE1	N	N	DE HEDOUVILLES SUB	\$ 258,000	1,076	\$ 239.78	3471 MAIN HY # 1137	3	3	0	1948	322	\$ 231,000	\$ 214.68	10/15/2014
A1932649	RE2	Y	N	Cocolbiza Villas Condo	\$ 287,900	1,050	\$ 274.19	3516 PLAZA ST	2	2	1	1995	243	\$ 260,000	\$ 247.62	10/15/2014
A1952654	RE2	N	N	CLOISTERS ON THE BAY	\$ 1,699,000	5,090	\$ 333.79	3071 ORANGE ST # 3071	3	4	0	2008	136	\$ 1,575,000	\$ 309.43	10/15/2014
A1985584	RE1	Y	N	FROW HOMESTEAD	\$ 79,900	578	\$ 138.24	3054 DAY AV # 1	1	1	0	1928	56	\$ 67,500	\$ 116.78	10/15/2014
A1978549	RE2	N	N		\$ 789,900	2,300	\$ 343.44	3834 UTOPIA CT	3	3	0	2014	42	\$ 780,000	\$ 339.13	10/17/2014
A2001399	RE2	N	N	Day Avenue Condo	\$ 469,900	1,710	\$ 274.80	3034 ORANGE ST # 3034	3	2	1	1979	21	\$ 446,200	\$ 260.94	10/21/2014
A2006471	RE1	N	N	EAST UTOPIA	\$ 1,349,000	5,099	\$ 264.56	3400 SW 27 AV # 401	6	4	1	1982	2	\$ 1,300,000	\$ 254.95	10/21/2014
A2024058	RE2	N	N	3034 Orange St	\$ 789,000	2,440	\$ 323.36		3	2	1	2011	126	\$ 755,000	\$ 309.43	10/22/2014
A1951277	RE2	N	N	RITZ CARLTON	\$ 745,000	1,530	\$ 486.93		2	2	1	2001	118	\$ 695,000	\$ 454.25	10/22/2014

2014 Coconut Grove Real Estate Sales

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A1878234	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 789,000	2,113	\$ 373.40	2319 SWANSON AV	3	3	0	1944	297	\$ 723,000	\$ 342.17	10/23/2014
A1965276	RE2	Y	N	VILLAGGIO IN THE GROVE	\$ 199,900	843	\$ 237.13	2740 SW 28 TE # 603	1	1	0	2006	57	\$ 190,000	\$ 225.39	10/24/2014
A2024505	RE2	N	N		\$ 769,900	2,300	\$ 334.74	3069 ORANGE ST # 3069	3	3	0	2014	0	\$ 760,000	\$ 330.44	10/24/2014
A1974168	RE1	N	N	15 54 41 CRYSTAL HEIGHTS	\$ 599,000	1,425	\$ 420.35	2836 CRYSTAL CT	2	2	0	1951	59	\$ 580,000	\$ 407.02	10/27/2014
A1984848	RE2	N	N	Cloister on the Bay	\$ 1,799,000	5,660	\$ 317.85	3471 MAIN HY # 308	4	4	2	2005	58	\$ 1,650,000	\$ 291.52	10/27/2014
A1982459	RE2	N	N	GROVE GARDEN	\$ 380,000	983	\$ 386.57	3540 MAIN HY # 204	1	2	1	2006	68	\$ 321,020	\$ 326.57	10/28/2014
A1975222	RE2	N	N	MUTINY PARK/SONESTA	\$ 399,999	693	\$ 577.20	2889 MCFARLANE RD # 2014	1	1	1	2001	62	\$ 389,000	\$ 561.33	10/28/2014
A1988505	RE2	Y	N	GROVE SQUARE CONDO	\$ 198,900	691	\$ 287.84	2801 FLORIDA AV # 206	1	1	0	1987	33	\$ 105,000	\$ 151.95	10/28/2014
A1929833	RE2	N	N	RHODES AMD PLAT	\$ 475,000	1,600	\$ 296.88	2573 TIGERTAIL AV # 0	2	2	1	1978	155	\$ 450,000	\$ 281.25	10/29/2014
A1966766	RE1	N	N	espanola hgts	\$ 1,799,000	4,511	\$ 398.80	1721 ESPANOLA DR	5	5	1	2003	110	\$ 1,700,000	\$ 376.86	10/29/2014
A1967768	RE2	N	N	Ritz Carlton	\$ 650,000	1,530	\$ 424.84	3400 SW 27 AV # 201	2	2	1	2001	39	\$ 630,000	\$ 411.77	10/30/2014
A1975741	RE1	N	Y	RHODES AMD PLAT	\$ 1,450,000	4,985	\$ 290.87	2454 TIGERTAIL AV	5	5	1	2004	5	\$ 1,450,000	\$ 290.87	10/31/2014
A1954205	RE2	N	N	GEMINI	\$ 285,000	1,032	\$ 276.16	3166 BIRD AV # 3	2	1	1	1979	126	\$ 280,000	\$ 271.32	11/1/2014
A1923775	RE1	N	N	CARTER HINSON TRACT	\$ 2,589,200	4,685	\$ 552.66	1649 S BAYSHORE DR	4	4	0	1950	198	\$ 2,400,000	\$ 512.27	11/3/2014
A1935612	RE2	N	N	GROVENOR HOUSE	\$ 3,595,000	4,026	\$ 892.95	2627 S BAYSHORE DR # 1701	3	4	1	2005	164	\$ 3,350,000	\$ 832.09	11/3/2014
A1989368	RE2	N	N	MUTINY PARK CONDO	\$ 289,000	628	\$ 460.19	2889 MCFARLANE RD # 2113	1	1	1	2001	98	\$ 253,000	\$ 402.87	11/4/2014
A1998386	RE2	Y	N	Coconut Cove Condo	\$ 234,900	850	\$ 276.35	2750 W TRADE AV # 2750A	1	1	0	1964	71	\$ 225,000	\$ 264.71	11/4/2014
A2018677	RE1	N	N	BAY HOMES SUB DB	\$ 670,000	1,653	\$ 405.32	3630 N BAYHOMES DR	2	1	0	1925	7	\$ 767,000	\$ 464.01	11/5/2014
A1781356	RE2	N	N	-	\$ 545,000	2,134	\$ 255.39	3058 NEW YORK ST # 3058	3	2	1	2007	523	\$ 525,000	\$ 246.02	11/6/2014
A1942993	RE2	N	N	FRENCH VILLAGE GROVE	\$ 299,500	950	\$ 315.26	2972 BIRD AV # 16	2	1	1	1996	156	\$ 281,100	\$ 295.90	11/7/2014
A1981411	RE1	N	N	BEGONIA VILLAS SEC 1	\$ 1,349,000	3,409	\$ 395.72	2769 SW 22 AV	4	4	0	1979	52	\$ 1,305,000	\$ 382.81	11/7/2014
A2003115	RE2	N	N	Gemini Seven	\$ 319,900	1,224	\$ 261.36	3186 BIRD AV # 13	2	1	1	1979	27	\$ 312,500	\$ 255.31	11/7/2014
A1936732	RE2	N	N	GROVE ISLE CONDO	\$ 1,369,000	2,614	\$ 523.72	1 GROVE ISLE DR # A809	3	2	1	1979	178	\$ 1,200,000	\$ 459.07	11/10/2014
A1999674	RE2	N	N	Coconut Grove Townhouse	\$ 450,000	1,330	\$ 338.35	3162 MARY ST # 3	2	2	0	1973	9	\$ 435,000	\$ 327.07	11/10/2014
A1936277	RE2	N	N	Grovenor House	\$ 8,900,000	6,970	\$ 1,276.90	2627 S BAYSHORE DR # 3001	5	7	1	2006	160	\$ 8,600,000	\$ 1,233.86	11/11/2014
A1941888	RE2	N	N	COCONUT AVENUE CONDO	\$ 375,000	1,050	\$ 357.14	2919 COCONUT AV # 4	2	2	1	2004	547	\$ 355,000	\$ 338.10	11/12/2014
A1987550	RE1	Y	N	UTOPIA	\$ 660,000	2,217	\$ 297.70	4160 POINCIANA AV	2	2	0	1956	69	\$ 577,500	\$ 260.49	11/12/2014
A1957313	RE1	N	N	COCONUT GROVE PARK 2ND AM	\$ 599,000	2,052	\$ 291.91	3699 LOQUAT AV	3	3	0	2006	124	\$ 575,000	\$ 280.21	11/13/2014
A1949026	RE2	N	N	Apogee	\$ 465,000	1,405	\$ 330.96	3128 CENTER ST # 3	2	2	1	1976	92	\$ 430,000	\$ 306.05	11/13/2014
A1984900	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 299,999	1,059	\$ 283.29	3470 FROW AV	3	1	0	1960	139	\$ 285,000	\$ 269.12	11/14/2014
A1984913	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 299,999	1,059	\$ 283.29	3456 FROW AV	3	1	0	1960	139	\$ 270,000	\$ 254.96	11/14/2014
A1984919	RE1	N	N	21 54 41 FROW HOMESTEAD	\$ 299,999	993	\$ 302.11	3464 FROW AV	3	1	0	1960	139	\$ 270,000	\$ 271.90	11/14/2014

2014 Coconut Grove Real Estate Sales

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A1980311	RE2	N	N	3169 MARY STREET CONDO	\$ 650,000	2,160	\$ 300.93	3169 MARY ST # 2	3	2	1	1997	81	\$ 620,000	\$ 287.04	11/14/2014
A2005586	RE2	N	N	Margaret Street Villas	\$ 579,000	2,521	\$ 229.67	3227 MARGARET ST ST # 3227	3	2	1	2007	47	\$ 550,000	\$ 218.17	11/16/2014
A1964144	RE1	Y	N	LINCOLN RESIDENCES CONDO	\$ 1,050,000	3,200	\$ 328.13	2626 LINCOLN AV # 2626	4	3	0	2007	128	\$ 1,040,000	\$ 325.00	11/18/2014
A1996448	RE2	N	N	Maison Grove Condo	\$ 431,000	1,380	\$ 312.32	3223 MARY ST # 10	2	2	1	1981	46	\$ 405,000	\$ 293.48	11/18/2014
A1976635	RE1	N	N	JOHN T PEACOCK EST	\$ 2,195,000	4,519	\$ 485.73	2100 TIGERTAIL AV	5	5	1	1915	31	\$ 2,000,000	\$ 442.58	11/18/2014
A2013222	RE2	N	N	Grove Isle	\$ 899,000	1,882	\$ 477.68	1 GROVE ISLE DR # A1104	2	2	0	1979	18	\$ 862,500	\$ 458.29	11/20/2014
A1815955	RE2	N	N	RITZ EXECUTIVE RESIDENCES	\$ 950,000	2,028	\$ 468.44	3350 SW 27 AV # 1204	2	2	1	2002	454	\$ 950,000	\$ 468.44	11/21/2014
A1989285	RE2	N	N	Grove Garden Residences	\$ 389,000	1,009	\$ 385.53	3225 FRANKLIN AV # 206	1	2		2006	65	\$ 360,000	\$ 356.79	11/21/2014
A2013176	RE2	N	N	Mary St	\$ 699,000	2,200	\$ 317.73	3049 MARY ST # A	3	2	1	1996	31	\$ 680,000	\$ 309.09	11/21/2014
A1833368	RE2	N	Y	Condo I	\$ 574,900	2,211	\$ 260.02	2927 DAY AV # 1	3	2	1	2005	151	\$ 550,000	\$ 248.76	11/24/2014
A1995743	RE2	N	N	Gemini VI	\$ 498,500	1,600	\$ 311.56	2580 LINCOLN AV # 2580	2	2	1	1978	70	\$ 472,500	\$ 295.31	11/24/2014
A2017966	RE2	N	N	Villas on Trade Av	\$ 729,000	2,056	\$ 354.57	2834 W TRADE AV # 2834	3	3	1	2012	9	\$ 695,000	\$ 338.04	11/24/2014
R10078334	RE2	N	N		\$ 719,000			3400 SW 27th Av # 506	2			2001	1	\$ 685,000		11/25/2014
A1969241	RE2	N	N	EXECUTIVE RESIDENCE RITZ	\$ 1,330,000	2,032	\$ 654.53	3350 SW 27 AV # 1002	3	3	1	2002	129	\$ 1,125,000	\$ 553.64	11/25/2014
A1971801	RE2	Y	N	Coconut Grove Bayshore	\$ 649,000	1,759	\$ 368.96	2575 S BAYSHORE DR # 4B	3	2	0	1982	109	\$ 649,000	\$ 368.96	11/25/2014
A1975744	RE1	N	N	SILVER BLUFF ESTATES SEC	\$ 1,775,000	3,767	\$ 471.20	2275 OVERBROOK ST	4	4	1	2014	77	\$ 1,650,000	\$ 438.01	11/25/2014
A1959874	RE2	N	Y	The Grovenor House	\$ 850,000	1,595	\$ 532.92	2627 S BAYSHORE DR # 1408	2	2	1	2005	57	\$ 941,844	\$ 590.50	11/25/2014
A2016169	RE1	Y	N	FROW HOMESTEAD	\$ 179,900	1,187	\$ 151.56	3305 HIBISCUS ST	2	2	0	1952	53	\$ 201,399	\$ 169.67	11/25/2014
A1901709	RE2	N	N	SOUTH 27 LOFTS	\$ 305,000	896	\$ 340.40	3001 SW 27 AV # 304	2	2	0	2007	284	\$ 292,000	\$ 325.89	11/26/2014
A1986236	RE1	N	N	PALMHURST	\$ 535,000	877	\$ 610.03	3041 NEW YORK ST	2	1	0	1951	102	\$ 435,000	\$ 496.01	11/26/2014
A2027434	RE1	N	N	CHAS H FROWS SUB	\$ 590,000	1,436	\$ 410.86	3158 FLORIDA AV	2	2	0	1937	46	\$ 585,000	\$ 407.38	11/26/2014
A2017909	RE1	N	N	20 54 41 POMONA	\$ 775,000	2,296	\$ 337.54	3901 KUMQUAT AV	4	2	0	1947	15	\$ 725,000	\$ 315.77	11/26/2014
A2027418	RE1	N	N	CHAS H FROWS SUB	\$ 590,000	1,112	\$ 530.58	3124 FLORIDA AV	2	1	0	1938	13	\$ 585,000	\$ 526.08	11/26/2014
A1953702	RE2	N	N	VILLAGGIO IN THE GROVE	\$ 460,000	1,963	\$ 234.34	2759 COCONUT AV # 2759	2	2	1	2005	118	\$ 445,000	\$ 226.69	11/28/2014
A1917577	RE2	N	N	RESIDENCES AT VIZCAYA	\$ 3,800,000	4,427	\$ 858.37	3535 HIAWATHA AV # 302-V3	4	5	1	2011	58	\$ 3,650,000	\$ 824.49	12/1/2014
A1987553	RE2	N	N	GROVENOR HOUSE	\$ 2,499,000	2,640	\$ 946.59	2627 S BAYSHORE DR # 2504	3	3	1	2006	40	\$ 2,200,000	\$ 833.33	12/1/2014
A1999274	RE2	N	N	Grove Villas	\$ 429,000	1,425	\$ 301.05	3204 BIRD AV # 108	2	2	2	2006	37	\$ 415,000	\$ 291.23	12/1/2014
A2018723	RE2	N	N	Grovenor House	\$ 2,100,000	2,333	\$ 900.13	2627 S BAYSHORE DR # 1002	3	3	0	2005	9	\$ 1,950,000	\$ 835.83	12/1/2014
A1917326	RE2	N	N	MUTINY PARK CONDO	\$ 199,000	365	\$ 545.21	2889 MCFARLANE RD # 2115	0	1	0	2001	279	\$ 195,000	\$ 534.25	12/5/2014
A1979104	RE2	N	N		\$ 699,900	2,300	\$ 304.30	3373 Day Avenue # 3373	3	3	0	2014	140	\$ 690,000	\$ 300.00	12/5/2014
A1991930	RE1	N	N	WOODRIDGE SUB	\$ 850,000	2,276	\$ 373.46	4060 WOODRIDGE RD	4	3	0	1947	85	\$ 740,000	\$ 325.13	12/5/2014
A1852154	RE1	N	Y	PALMHURST	\$ 335,000	1,754	\$ 190.99	3139 OHIO ST	4	1	0	1926	217	\$ 300,000	\$ 171.04	12/9/2014
A1972588	RE2	Y	N	COURTYARDS OF THE GROVE	\$ 124,900	598	\$ 208.86	2924 DAY AV # N316	1	1	0	1966	43	\$ 125,000	\$ 209.03	12/9/2014
A2021734	RE1	N	N	BAY HEIGHTS	\$ 825,000	2,607	\$ 316.46	51 BAY HEIGHTS DR	3	3	0	1954	4	\$ 960,000	\$ 368.24	12/9/2014

2014 Coconut Grove Real Estate Sales

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A1977438	RE1	N	N	RESUB OF	\$ 849,000	2,123	\$ 399.91	2530 ANDROS AV	4	2	1	1925	105	\$ 805,000	\$ 379.18	12/10/2014
A2013553	RE2	N	N	Virginia Pointe	\$ 205,000	664	\$ 308.74	3245 VIRGINIA ST # 23	2	1	0	1966	55	\$ 196,500	\$ 295.93	12/10/2014
A2021146	RE1	N	N	AMENDED PL BONITA PARK	\$ 799,000	1,549	\$ 515.82	4044 BONITA AV	2	2	0	1946	36	\$ 754,000	\$ 486.77	12/10/2014
A1994049	RE2	N	N	GROVE GARDEN RESIDENCES	\$ 409,000	983	\$ 416.07	3225 FRANKLIN AV # PH03	1	1	1	2006	56	\$ 355,000	\$ 361.14	12/11/2014
A2022804	RE2	Y	N	Chateau Grove	\$ 150,600	689	\$ 218.58	3265 VIRGINIA ST # 9	2	2	0	1963	27	\$ 155,245	\$ 225.32	12/11/2014
A1983666	RE1	N	N	ELEDA	\$ 795,000	1,918	\$ 414.49	4090 HARDIE AV	3	2	0	1945	101	\$ 760,000	\$ 396.25	12/12/2014
A1995446	RE2	N	N	RITZ	\$ 725,000	1,540	\$ 470.78	3400 SW 27 AV # 1105	2	2	1	2001	63	\$ 693,500	\$ 450.33	12/12/2014
A2034047	RE1	N	N	SILVER BLUFF	\$ 350,000	1,644	\$ 212.90	1701 TIGERTAIL AV	4	2	0	1953	12	\$ 450,000	\$ 273.72	12/12/2014
A2031889	RE1	N	N	OLYMPIA PARK REPLAT	\$ 1,194,998	5,000	\$ 239.00	2330 TIGERTAIL CT	6	6	1	1953	8	\$ 1,200,000	\$ 240.00	12/12/2014
A1995834	RE2	N	N	RITZ CARLTON	\$ 1,775,000	2,859	\$ 620.85	3400 SW 27 AV # 2103	3	3	0	2001	75	\$ 1,745,000	\$ 610.35	12/15/2014
A2027610	RE2	N	N	THE TOWER RESIDENCES	\$ 1,595,000	2,110	\$ 755.92	3400 SW 27 AV # 1502	2	2	1	2001	63	\$ 1,500,000	\$ 710.90	12/15/2014
A2019848	RE2	N	N	COCONUT GROVE NEW YORK	\$ 649,000	2,706	\$ 239.84	3094 NEW YORK ST # A	4	3	1	2008	17	\$ 635,000	\$ 234.66	12/15/2014
A1952579	RE1	N	N	OCEAN VIEW HEIGHTS	\$ 1,295,000	3,450	\$ 375.36	2325 LINCOLN AV	4	3	1	2003	171	\$ 1,200,000	\$ 347.83	12/16/2014
A1939739	RE2	N	N	Grove Deco	\$ 415,000	1,138	\$ 364.68	2945 BRIDGEPORT AV # A	2	2	1	1985	161	\$ 400,000	\$ 351.49	12/16/2014
A1933558	RE2	N	N	1600 SOUTH BAYSHORE LANE	\$ 429,000	1,060	\$ 404.72	1600 S BAYSHORE LN # 4-C	2	2	0	1970	157	\$ 400,000	\$ 377.36	12/16/2014
A1889340	RE2	N	N	GROVENOR HOUSE	\$ 2,295,000	2,640	\$ 869.32	2627 S BAYSHORE DR # 1604	3	3	1	2005	107	\$ 2,125,000	\$ 804.92	12/16/2014
H920389	RE1	N	N	Palm Hurst	\$ 440,000	1,843	\$ 238.74	3094 OHIO ST	3	1	1	1937	31	\$ 435,000	\$ 236.03	12/16/2014
A1981378	RE1	N	N	COCONUT GROVE MANOR	\$ 1,399,000	3,189	\$ 438.70	4001 BATTERSEA RD	4	3	1	1987	48	\$ 1,288,770	\$ 404.13	12/17/2014
A1932279	RE2	N	N	GROVENOR HOUSE	\$ 4,650,000	4,370	\$ 1,064.07	2627 S BAYSHORE DR # 2802	4	5	1	2006	228	\$ 4,650,000	\$ 1,064.07	12/18/2014
A2016956	RE2	N	N	Coconut Grove	\$ 367,000	1,100	\$ 333.64	3132 JACKSON AV # -	2	2	1	1982	33	\$ 334,000	\$ 303.64	12/18/2014
A2038143	RE1	N	N	NATOMA MANORS RE SUB	\$ 1,050,000	2,725	\$ 385.32	1637 TIGERTAIL AV	4	4	0	1938	21	\$ 935,000	\$ 343.12	12/18/2014
A2032785	RE2	N	N	Oak Villas	\$ 399,000	1,171	\$ 340.73	3093 OAK AV # 3093	2	2	0	1977	6	\$ 375,000	\$ 320.24	12/18/2014
A1958263	RE1	N	N	SUNSHINE VISTAS	\$ 669,000	2,192	\$ 305.20	4180 LOQUAT AV	5	3	0	1946	172	\$ 620,000	\$ 282.85	12/19/2014
A1989320	RE2	N	N	Grove Garden Residences	\$ 589,000	1,287	\$ 457.65	3540 MAIN HY # 405	2	2	0	2006	72	\$ 520,000	\$ 404.04	12/19/2014
A2004247	RE1	Y	N	Andrade Sub	\$ 668,250	2,894	\$ 230.91	3570 MAIN HY	3	4	0	1952	28	\$ 668,250	\$ 230.91	12/19/2014
A2018609	RE2	N	N	unkown	\$ 515,000	1,719	\$ 299.59	2869 W TRADE AV # 2869	3	3	0	1979	5	\$ 470,000	\$ 273.42	12/19/2014
A1930372	RE1	N	Y	INGRAHAM	\$ 695,000	3,736	\$ 186.03	4181 INGRAHAM HY	2	2	0	1950	128	\$ 701,000	\$ 187.63	12/23/2014
A2001783	RE1	N	N	21 54 41 PALMHURST	\$ 499,000	1,376	\$ 362.65	3100 ELIZABETH ST	3	2	0	1942	72	\$ 430,000	\$ 312.50	12/23/2014
A2001229	RE1	N	N	LINCOLN MANOR	\$ 419,000	1,656	\$ 253.02	2934 JACKSON AV	2	2	0	1977	53	\$ 410,000	\$ 247.59	12/23/2014
A1975109	RE1	N	Y	JACKSON PEACOCKS SUB	\$ 479,000	1,217	\$ 393.59	2977 BRIDGEPORT AV	2	1	0	1947	20	\$ 410,000	\$ 336.89	12/23/2014
A2011115	RE2	Y	N	MISSION PLACE	\$ 284,900	1,141	\$ 249.69	3100 BIRD AV # 3100	2	1	1	1982	61	\$ 285,000	\$ 249.78	12/24/2014
A2035658	RE1	N	N	20 54 41 COCO GROVE	\$ 749,900	2,212	\$ 339.01	3805 POINCIANA AV	2	2	0	1950	39	\$ 802,000	\$ 362.57	12/26/2014
A1999422	RE2	N	N	L'Hermitage	\$ 1,280,000	3,717	\$ 344.36	2000 S BAYSHORE DR # 67	5	5	0	1984	104	\$ 1,175,000	\$ 316.12	12/29/2014
A2011804	RE2	N	Y	Pelican Reef West	\$ 550,000	1,500	\$ 366.67	1638 S BAYSHORE CT # 301E	3	2	0	1984	28	\$ 550,000	\$ 366.67	12/29/2014
A1978645	RE2	N	N	Grove Square Condo	\$ 239,999	750	\$ 320.00	2801 FLORIDA AV # 220	1	1	1	1987	147	\$ 220,000	\$ 293.33	12/30/2014

